

APPLICATION INFORMATION

We review Applicant approved background checks and credit information.

Source of income and amount of Income

If you are employed, then length of time on the job is considered and we require a letter of confirmation from your employer or a copy of your most recent pay stub with year-to-date information.

Generally, acceptable gross income is at least 3 times the rent amount.

References

Generally, references need to come from local people such as

Manager or supervisor at your job

Former landlords

Personal references can work if we are familiar with the referring party like a former tenant, someone we know personally or at least through someone we know

Credit

We will obtain a credit report for each occupant over 18 years old in the household

Acceptable standards for the credit review may vary depending on the owner of the property

Generally, credit doesn't need to be perfect but needs to at least show a positive trend. Some credit issues can be discounted such as medical bills or student loans, but revolving credit is important.

Criminal History

We check Justice Department records for each occupant. Drug and violence related issues can be a problem and, in most cases, will prevent approval.