



Qualification Requirements

Please check the quick list of requirements below before applying for a lease:

[Read the complete list of Qualification & Income Requirements >>](#)

- **Income** – Applicants must have a minimum combined gross income of 3.0 times the monthly rent.
- **Credit** – A credit report will be obtained on all applicants to verify credit ratings. Income plus verification of credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels. This credit scoring model will include positive and negative payment history for lines of credit, usage of credit, credit history, credit availability, inquiry history, and student loans. Unfavorable accounts which will negatively influence this score include, but are not limited to: collections, foreclosures, charge-off, repossession, absence of credit, and current delinquency. Debt to previous landlord, and open bankruptcies will result in an automatic denial of the application.
- **Criminal History** – A criminal background check will be conducted for each Applicant and Occupant ages 18 years or more. The application will be denied for any felony conviction up to six (6) years prior to the application date (subject to local laws/requirements), or any felony conviction for sex- and terrorism-related offences, regardless of time.
- **Rental History** – Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history. Applications for residency will automatically be denied for current outstanding debt or eviction.

Acceptable Income Documentation

Please have at least one of the following forms of acceptable income documentation before you apply to upload with your initial application:

- Paystubs – Two most recent paystub
- W-2 from Employer and A) current paystub or B) bank statement
- Current month and prior month (2) of full bank statement (detailed version, including transactions) or current investment account (stocks, bonds, or mutual funds) statement

Final qualification and approval is determined when you apply.