Qualifying Criteria

Income

- Gross income before taxes must be at least 2.5x the rent

Rental

- Good verifiable rental history

Criminal

- Felonies must be OVER 10 years old
- Misdemeanors are on a case-by-case basis

Credit

- You will not be denied based on credit score; however, an additional risk fee may be charged based on credit score.

Second Chance/Risk Fees

Rental

- $250 First time renter's fee
- Broken lease/eviction with 2 years of good verifiable rental history since - $250 Second Chance Fee per occurrence
- Broken lease/eviction over 2 years old with no verifiable rental history since - $500 Second Chance Fee per occurrence

Criminal

- Felonies OVER 10 years old with no record since - $350 Second Chance Fee
- Misdemeanors are on a case-by-case basis - $250 Second Chance Fee

Credit

- Credit score is between 551 and 599 - $175 Risk Fee
- Credit score below 550 - $250 Risk Fee