



Statement of Rental Policy and Applicant Criteria

1. Tours

Property tours are offered during designated times, typically during daylight hours. A valid photo ID showing date of birth and current address is required for all tours. Tour schedules may vary by property—please contact the property directly to confirm availability.

2. Apartment Availability

Apartments are considered available once management receives official notice that a current resident intends to vacate.

3. Occupancy Standards

- Studio: Maximum of 2 persons
- One Bedroom: Maximum of 3 persons

4. Application Process

Each person who intends to occupy the apartment must complete an application in full. A non-refundable application fee of \$50.00 is required for processing. Applications are reviewed according to the following rental criteria:

5. Rental Criteria

- Move-In Specials: Any move-in specials (if offered) are subject to approved credit, acceptable rental history, and required income levels.
- Income: Gross monthly income must be at least **2 times** the monthly rent. Current proof of income is required.
- Credit History: Credit history must be satisfactory. Applicants with an open bankruptcy, eviction, or unpaid rental-related debt may be disqualified.
- Guarantor (Co-Signer): If income or credit history does not meet requirements, a guarantor may be accepted. The guarantor must be an immediate family member, earn at least 5 times the monthly rent, and meet all other rental criteria. The applicant must still earn no less than half of the monthly rent and meet all other criteria.
- Rental History: The most recent two years of rental history must be satisfactory. An eviction or negative history may result in denial.
- Criminal History: A felony conviction or guilty plea will disqualify the applicant. Certain misdemeanors involving dishonesty, violence, or more than one DUI within the past five years may also result in denial.



6. Application & Administration Non Refundable Fees

- Head of Household: \$50 application fee / \$250 administrative fee
- Additional Applicant: \$50 application fee

7. Penalty for False Information

Providing false or fraudulent information on an application will result in automatic denial or termination of the lease.

We're so glad you're considering making our community your new home! Thank you for choosing us as part of your housing search—we know you have options, and we're honored that you're here. We welcome all applicants and are committed to providing a fair, inclusive, and supportive experience throughout the application process. Our goal is to make you feel at home from the very beginning, and we look forward to the possibility of having you join our community