



Rental Requirements & Minimum Standards:

Please review the following requirements carefully before beginning your application:

1. **Separate Applications:** Each household member over 18 must complete a separate online application.
2. **Credit, Background, and Eviction Check:** A FICO, Vantage, and Experian credit report, national background check, and eviction history will be processed for all applicants over 18.
3. **Application Fees:** A non-refundable \$25 credit check fee and a \$10 processing fee per adult applicant are required.
4. **Application Submission:** No application is considered “RECEIVED” until all required documents, including credit check fees for each household member (18+), have been submitted.
5. **Verification:** If any information cannot be verified, the application will be denied. If we request additional information from the applicant or reference and no response is provided within one business day, we will move on to the next applicant. The first fully processed and approved application will be offered the rental property.
6. **Identification & Legal Status:** A government-issued photo ID is required with each application. Applicants must be legally able to reside in the U.S. for the duration of the lease.
7. **Social Security Number:** A valid Social Security Number must be provided.

Conditional Approval Levels

Your approval level will depend on your credit score, rental history, income, and references.

Level 1:

- Credit score of 750+
- 3+ years of rental history or homeownership
- Verifiable income of 4x the rent (2 recent pay stubs)
- Valid ID and pet screening results
- Self-employed applicants, please see the list of acceptable proof of income

Level 2:

- Credit score between 600-749
- 3+ years of rental history or homeownership
- Positive landlord references required
- Verifiable income of 3.5x the rent
- Valid ID

Level 3:

- Credit score between 575-599
- 3+ years of rental history or homeownership
- Positive landlord references required
- Verifiable income of 3.5x the rent
- Valid ID

Level 4 (Cosigner Required):

- Credit score of 575+ or no established credit
- Less than 3 years of rental history
- Positive landlord references required
- Valid ID and pet screening results
- Income less than 3.5x the rent

Level 5 (Section 8):

- Section 8 applicants have no income requirement
- Credit score of 550+
- 3+ years of positive rental history or homeownership
- Valid ID and pet screening results
- No evictions in the past 5 years, no bankruptcies in the past 3 years

Level 6 (Current Tenant Transfer):

- On-time rent payments for the past 12 months
- Income/Employment verification required
- No new application or background check needed

Income Verification

- Combined household gross income must be at least 3.5x the monthly rent.
- Self-employed individuals: Provide personal federal tax returns (Form 8879) from the last two years.
- Full-time students can be approved with a cosigner (see cosigner criteria).
- If employed for less than 12 months at your current job, provide proof of income-producing employment for at least 24 of the previous 36 months.

Credit History

- Minimum FICO credit score of 575.
- No more than 5 delinquent or charged-off accounts in the last 3 years (medical and student loans excluded).
- Any account that shows as 30+ days past due is considered delinquent.
- Applicants with 6-8 delinquent accounts will need to pay a \$50/month Risk Mitigation Fee.
- No bankruptcies filed in the past 3 years unless a qualified cosigner is provided.

Rental History

- No evictions in the last 5 years (regardless of outcome).
- 3 years of positive, verifiable landlord references. Family members, friends, or campus housing references are not accepted.
- First-time renters or those with less than 3 years of rental history will require a qualified cosigner.
- Applicants with landlords who cannot be reached for up to 2 years of the 5-year history will require a \$50/month Risk Mitigation Fee.

Cosigners

Cosigners are accepted if the applicant:

- Has no established credit history or a score above 575.
- Is a first-time renter or has less than 3 years of rental history.
- Is a full-time student and doesn't meet the income requirements.

Criminal Convictions

- Applicants convicted of manufacturing/distributing controlled substances or subject to lifetime sex offender registration will be denied.
- Applicants convicted of crimes within the past 5 years that pose a risk to tenant safety may be denied.

Important Information

- Approval of your application does not guarantee placement until a lease is signed.
- Applications are processed in the order they are received, but preference may be given to households able to move in sooner.
- Application fees are non-refundable under any circumstances.