

General Rental Criteria:

Two years of Good Rental History

No Forcible Entry & Detainers (Evictions) unless you have a verifiable documentation of landlord irresponsibility. However, a FE&D due to property damage by the resident will not be accepted under any circumstance. No history of any damage to the residence, or an outstanding balance due to a previous landlord. We can accept base housing as rental history.

Verifiable Gross Income

Minimum of three times the rent charged on the residence. Section 8 vouchers and certificates are not accepted.

Criminal Background Check

Residency may be denied due to criminal history (see Criminal Background Criteria)

Credit History

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history. Contingent on your credit score, an additional Security Deposit will be required. All lease holder's credit scores are averaged. See below:

Applicants with Credit Scores *539 and below* will be declined.

Credit Score *540-599*: 2 X times Security Deposit will be required due to Credit Score.

Credit Score *600 or above*: No additional Security Deposit will be required due to Credit Score.

Maximum Occupancy

Please note that these are the maximum number of people who may occupy homes with the number of bedrooms noted:

2 Bedrooms - 4 Occupants

3 Bedrooms - 6 Occupants

4 Bedrooms - 8 Occupants

5 Bedrooms - 10 Occupants

Resident Liability Insurance: Owner may require you to have Renter's Insurance.

Submit Valid Driver's License, State issued photo ID, or Government issued ID (Passport, Visa, PRC, etc.) for each Residential Lease Application submitted

Criminal Background Criteria

Criminal Records **MUST** contain **NO** convictions of the following offenses within the time periods specified:

Convictions Of Crimes That Disqualify For Residency For Lifetime

First or Second Degree Murder

First Through Third Degree Assault

Kidnapping

First Through Fourth Degree Criminal Sexual Conduct

Arson

Harassment and Stalking

Any currently registered sex offenders are disqualified from tenancy A Conviction in another jurisdiction that would be a violation of the above crimes

Convictions Of Crimes That Disqualify For Residency For 10 Years After The Completion Of Their Sentence

Third Degree Murder

Second Degree Manslaughter

Criminal Vehicular Homicide or Injury

Simple or Aggravated Robbery

Any Felony Drug or Narcotics Convictions

False Imprisonment

Carrying a weapon without a permit or any other weapons charge

Felony Theft

Felony Forgery

Felony Burglary

Terrorist Threats

Felony Controlled Substance

A Conviction in another jurisdiction that would be a violation of the above crimes

Convictions Of Crimes That Disqualify For Residency For 5 Years After The Completion Of Their Sentence

Non-Felony Violation of Harassment and/or Stalking

Fourth Degree Assault

Any Misdemeanor Drug or Narcotics Conviction

A Conviction in another jurisdiction that would be a violation of the above crimes

The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected.