

Application Rejection Criteria

The following is a list of criteria used to determine if your application to rent from us will be approved or rejected. This list is not all-inclusive and may be amended at any time.

Per the Authorization for Release of Information that you signed, you have given us permission to make any and all inquiries we feel necessary in order to evaluate your application for housing.

In the case where there is more than one applicant for a single property, the criteria will be applied to all applicants as a total and not individually. Again, this list is not all-inclusive and may be amended at any time. The following will automatically result in the rejection of your rental application:

1. If the applicant(s) has had a Landlord & Tenant Action filed against them within the past two years that shows that it has not been settled.
2. Past due child support in any amount.
3. Past due bills that total \$2,000.00 or more.
4. For applicant(s) with past due bills under \$2,000.00 you must also show at least seven other items on your credit report that are in EXCELLENT standing with no late payments. You would also be required to pay an additional month's rent prior to moving in.
5. If you have ever been convicted of a felony.
6. If you have ever been convicted of more than one D.U.I. Offense.
7. If you have ever been convicted of a misdemeanor offense including, but not limited to, drug possession, illegal entry, aggravated assault, or domestic violence.

Before we do any inquiries, you are required to pay a \$75.00 non-refundable application fee (by cash or money order only). If we reject your application, you will not receive a refund of your application fee.

*Effective January 2005
Revised Fee Effective March 2010
Revised November 2014*