

Application Criteria as of January 1, 2017 \*\* Updated 1/9/18

We generally do not accept co-signers.

All applicants will have their credit report, income documentation, and criminal history evaluated for the application process.

Any person over the age of 18 who will reside in the home but will not have their name added to the lease documents will hereby be known as an “approved occupant” not an “applicant”. An approved occupant must also be approved to live in the community. Occupants will have only their criminal history evaluated; their income and work history will not be evaluated, considered, or weighted toward the criteria.

1. **Evaluation of employment history** – Pay stubs and or employment documentation will be evaluated to establish consistent and reliable work history. An ideal applicant would show at least one (1) year of employment from the same employer.
2. **Evaluation of income** – Minimum monthly income must be at least \$ 3,000.00 NET.
3. **Evaluation of credit report** – The credit report of each applicant will be evaluated.

An ideal applicant (Must be of legal age):

- a. Will not have had an eviction or landlord tenant action against them nor have an outstanding debt owed to a landlord. No liens or judgments of any kind.
- b. Will have a total credit score of at least 600 or greater.
- c. Will not have unpaid balances due to creditors nor vehicle repossessions within the last 24 months.
4. **Evaluation of criminal history** - The criminal history of each applicant will be evaluated. Sex offenders of any tier will not be permitted to live in any of our communities.

An ideal applicant/occupant:

- a. Will not have any misdemeanor or felony charges and / or convictions.
- b. Will not have any drug or alcohol related charges within the last 10 years.
- c. Will not have any weapons or violent offense charges and /or convictions.