Application Process and Qualification Standards

Thank you for considering a residence with us. Here's a comprehensive outline of our application procedure and qualification criteria.

**Application Overview**
Every individual aged 18 or older intending to reside in the property must fill out and submit an individual application, accompanied by a processing fee. To be eligible, applicants must satisfy our qualification criteria. Applications that are incomplete or contain inaccurate information will be declined. The review process typically takes 1-3 days. This involves verification through various channels including but not limited to employers, previous landlords, references, law enforcement, and consumer reporting agencies. If an application is declined based on a consumer report, applicants can challenge its accuracy by reaching out to the [Transunion Service Center.](https://www.transunion.com/credit-disputes/dispute-your-credit)

**Reservation Deposit**
Upon approval, if you aren't moving in within 24 hours, a non-refundable Reservation Deposit, equivalent to one month's rent, is necessary within 24 hours. This deposit reserves the property for up to 14 days until a move-in date is finalized. After satisfying all move-in conditions and executing the lease, the Reservation Deposit will convert into the security deposit for the tenure of the stay. If this deposit isn't made within 24 hours post-approval, the property will be open to the next eligible applicant. Applicants can also opt to pay this deposit with their initial application (before processing), which will be fully refunded if they don't qualify.

**Move-in Essentials**
Post-approval, before settling in, you'll need to cover all initial move-in costs including the security deposit, the first month's rent, and any other associated fees. Furthermore, utilities should be switched to your name, and the lease must be mutually signed by all involved parties.

**Qualification Criteria**

Applicants who do not meet the following minimum screening standards will not be approved.

* Valid photo ID and social security number.
* Monthly household earnings should be at least three times the rent from a traceable source.
* Positive landlord references for the past 5 years.
* No past evictions or unsettled dues from previous landlords.
* Responsible financial behavior, including a minimum credit score of 600.
* Background evaluations for all applicants over 18, showcasing consistent responsibility.
* Non-smoking applicants only.
* 2 individuals maximum per bedroom.

Based on the discretion of the landlord, certain compensatory measures like an additional security deposit or a co-signer may be required if an applicant does not meet one of the listed criteria. When there are multiple applicants, the property will be leased to the most qualified individual based on the criteria outlined.