

Do you qualify for one of our rentals?

The process of qualifying for a rental can be a little intimidating for a lot of people. For that reason, we like to outline at the beginning what we will be considering most important in a tenant's rental application. The following factors help you understand what goes into the decision making process...

1. **Income of 3 X rent**. We are looking for regular people who can show income to afford this unit. We specifically look for a gross monthly income of at least 3X monthly rent. For example, if rent is \$600 then you would need an income of $\$600 \times 3 = \1800 per month. A unit renting for \$800 requires \$2400 / month. This is a common industry standard.
2. **Credit score of 600**. Although extenuating circumstances can tank a person's credit score, the overall number usually tells us if you have paid your bills on time in the past. If you don't know your score, and pay your bills on time, you very likely have a score above 600. A common misconception is that no credit equals bad credit. This is not true.
3. **Small pets only**. Small pets and quiet pets are okay. Our policy is that good people can control their pets and will maintain a rental unit.
4. **No evictions**. If you have been evicted in the past, you will not be eligible for one of our rentals.

If you have extenuating circumstances, we are reasonable. Sometimes we allow a co-signer on the lease. And many times, we find that your credit is better than you think. In the end, we are not looking for perfect people; rather, we are looking for good people, who work full time jobs, who want to live in a nice home, and who pay bills on time. It's really that simple.

