

What we look for to approve an application:

- 1) We look to see that you can pay the rent. The easiest way to verify that, is to have 2 paycheck stubs that show you make 3 times the rent in income. We also can use Social Security award letters for proof of income or food stamp vouchers. If you are receiving child support or other income, we can verify that with 3 months of bank statements. If you are self employed, we can use 3 months bank statements, or your last years tax return. If you don't make 3 times the rent but think you can afford the rent, we need 3 months bank statements showing no NSF charges and a reasonable balance in the account. If you have other information showing you can pay the rent, submit it with your application.
- 2) We verify with your last landlord to see if you have paid your rent on time, how many people live there, if you have pets, and if you had any lease violations.
- 3) We run a credit report. We are looking to see that you do not have any evictions or collections for unpaid rent or utilities. If you have outstanding utility collections, that can cause you to not be able to pay your rent because you have to pay the collection to get your utilities on. If you have an eviction, we are going to look closely to the landlord verification on your current landlord to see that you are now able to pay your rent.
- 4) We run a criminal background check. We are looking to see that you don't have anything that would make you a poor neighbor.

You are welcome to submit a letter with your application to explain any particular special circumstances.