



Frequently Asked Questions

Do you check my credit?

DO NOT APPLY IF YOU HAVE BEEN EVICTED FROM A RENTAL UNIT. We do require a credit report, but we do not judge by credit score. We put more emphasis on how you have paid rent to another landlord. Applicants with a mortgage foreclosure or bankruptcy are considered on a case-by-case basis.

What length of employment is required?

Employment with the same employer -- **of at least one (1) year** -- is required of each applicant. Other than wage income must be steady income of at least one (1) year. 1099 income requires two years' tax returns for verification. If employment /income source is less than one (1) year, we may offer and accept prepayment of additional rent to be held in escrow until due – and is considered on a case-by-case basis.

What if I do not have any previous rental history?

Good current rental or mortgage history of at least one (1) year is required of each applicant. If not,

- If you are a full-time student, we will accept an approved co-signer who is a blood relative (parent preferred).
- If you have mortgage history, we will consider your mortgage payment history just as we consider rental payment history.
- Other exceptions may be considered on a case-by-case basis or with pre-payment of additional months rent up front.

What is your pet policy?

We accept pets at most locations; some locations have restrictions or may be better suited to different types of pets such as houses with fenced yards. **A non-refundable fee of \$200 per pet is charged.** No more than three (3) pets are allowed unless the tenant is granted an exception by management. Exotic animals are not allowed. **A Pit Bull Terrier or any dog that resembles a Pit Bull is not allowed under any circumstance due to insurance industry requirements.**

What is your application process?

After viewing the property, you must complete our application. The application fee is non-refundable. To “hold” the property, the security deposit must be submitted with the application. **The deposit and application fee must be paid in two separate checks or money orders.** Application processing takes about 24-48 hours. We provide a copy of the lease for your review when you apply, and the lease is posted on our website for review at any time. We will communicate a decision to you as soon as we have all information from prior landlords and employment. Once we approve an application, we can hold the property for up to two (2) weeks from approval date. Upon approval we will deposit your Security Deposit check or money order into our escrow account. **As stated on the application, if you are approved but fail to move into the property for any reason, your deposit is forfeited.**

Do I get 100% of my deposit back?

At move out, \$150 is deducted from the deposit to apply to cleaning. If you fulfill your lease agreement and there is no damage to the unit, you may receive the balance of your deposit back. If there are any damages to the property beyond normal wear, we will determine the repair costs and a final statement will be provided to you with five (5) days to respond. Should damages exceed your deposit, you would be immediately responsible for the balance due.

How long is the lease term?

All of our leases are a minimum of 12 months. We offer a buy-out clause that allows tenants to move out early and leave with a good credit history. Please see page nine (9) of the “Lease Agreement” for early termination requirements.