



SECTION 8 TENANT REQUIREMENTS:

1. No prior evictions, suits, or judgements within 2 years from any previous rental agreement or landlord. If they appear prior to 2 years:

- Must be paid off and show a zero balance
- Must have proof that you are current on your payment plan (if not paid off)
- You must have documentation of arrangements and on time payments
- Foreclosures will be evaluated on a case by case basis

2. **IF** Housing Voucher does not cover 100% of monthly rent, must be able to prove as a household that you make gross income 3x the monthly rent rate in the form of pay stubs (three most recent), W2, 1099, bank statements, award letters, retirement statement, etc.

- We reserve the right to make adjustments to this minimum based on the applicant's obligations or garnishments

3. Provide a government issued ID or Passport for everyone on the lease

4. Bankruptcies- Must not have any active cases on record. Must be out of any previous bankruptcy cases for a minimum of 1 year. We reserve the right to make decisions based on overall bankruptcy history.

5. Have favorable rent history and rental references, when there is rental history

- If there is no verifiable history on timely payments (i.e. previous mortgage) qualifying co-signer will be required

6. Criminal History will be considered

- No felonies within the last 7 years, no violent misdemeanors will be accepted. We reserve the right to make decisions based on overall criminal history.

OTHER CONSIDERATIONS:

- **Any application that contains falsified information will automatically be denied**
- Anyone over the age of 19 residing in the property must apply and be listed on the lease agreement as a tenant and provide Identification
- If you have an outstanding collections balance on any utility bills (gas, water, or power), you will need to provide a receipt or documentation that they now have a zero balance and have been paid off.
- Application Fees must be paid prior to full approval
- Co-Signers/Guarantors can only be used in the case for substandard credit or lack of rental history
- Double Security deposit may be required if application comes back substandard in any one area (applications substandard in multiple areas will not be considered)