

Qualifications for renting:

Criminal History: The following are automatic denials: Violent Crimes & Sex Offenses. *Other offenses may be discussed.



Previous rental history: Applicant shall have a minimum of 1 year's accumulated rental history or ownership of primary residence, in their own name.

*If applicant has not rented before then applicant may get a cosigner or pay 3 times the regular deposit.

*If applicant owes another property money, has been evicted, or has been foreclosed on the tenant will be required to pay 3 X the deposit.

Current income: Applicant shall be at the same job for 1 year or more and gross 3 times the rent. The job and income must be verifiable.

*If applicant does not meet the "1 year" but does have a job that grosses 3 times the rent – the applicant may get a cosigner or pay 3 months' rent at move in.

*If applicant does not meet "3 X Rent" requirement applicant will be required to have a cosigner or prepay the lease in full.

Credit history: Applicant shall have good or no credit.

*If applicant has a foreclosure, bankruptcy, or a repossession applicant will be required to pay 3 X the deposit.

*If the sum of the delinquent or charged off items equals \$2,500 or more than 3 times the deposit will be required.

Failure to provide correct information: If applicant fails to provide accurate information applicant will not be accepted.

Pets: Dogs allowed with a \$200 refundable deposit and a \$100 nonrefundable deposit.

Renters insurance is required with \$500,000 liability limit minimum with FirstMark being listed as co-insurable.

Cats accepted in houses with no carpet with a \$200 deposit and \$100 nonrefundable pet deposit.

If pet has history of damage deposit may be increased due to risk of pet. If pet has any history of violence they will not be accepted.