

Tenant Qualification

Our required standards for qualifying to rent a home are simple and fair. They are:

- All homes are offered without regard to race, color, religion, national origin, sex, disability or familial status.
- Each adult occupant must submit an application.
- Credit score of 600 or higher, with a sliding scale down to 550. (Credit score of 550-600 requires a double deposit).
- Your Net monthly income must equal approximately three times or more the monthly rent. Social security, Disability and Child Support incomes are not calculated as part of Net income but are considered if other forms of garnish-able wages are below the income requirements.
- Be employed a minimum of 6 mos. and be able to furnish 3 months proof of the required income.
- Good references, housekeeping, and property maintenance from your previous Landlords.
- No evictions in previous 4 years.
- No collections for previous landlords within the last 5 years.
- Limit the number occupants to 2 per bedroom. (including children)

U. S. Department of Housing and Urban Development



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

❖ **Compensating Factors can include additional requirements such as increased deposits, previous history of long term rental (average 3 years or more per home), rent paid in advance for applicants who fall short of above criteria or parental guarantor requests.**

❖ **Section 8 and other house assistance vouchers are not accepted at this time.**

■ In the sale or rental of housing or residential lots

■ In the provision of real estate brokerage services

■ In advertising the sale or rental of housing

■ In the appraisal of housing

■ In the financing of housing

■ Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410