



Rental Qualification Criteria (Sample)



Income Requirements

- Gross monthly household income must be at least 3x the monthly rent.
- All income must be verifiable with one or more of the following:– 2 recent pay stubs– Employment offer letter– Tax return (self-employed)– Bank statements (3 months minimum)



Credit History

- A credit check will be conducted for all applicants 18+.
- Preferred credit score: 650 or higher
- Applicants with scores between 550–649 may be considered with additional deposit or co-signer.
- No open bankruptcies or unpaid rental-related collections.



Rental History

- Minimum of 12 months verifiable rental history preferred.
- No evictions in the last 5 years.
- No outstanding balances owed to previous landlords.
- Rental references may be contacted.



Criminal Background Check

- A criminal background check will be conducted.
- Felony convictions may result in denial, particularly if related to violence, drug manufacturing, or property damage.
- All applications reviewed on a case-by-case basis, in accordance with Fair Housing law.



Occupancy Limits

- Studio/1 BR: Maximum 2 occupants
- 2 BR: Maximum 4 occupants
- 3 BR: Maximum 6 occupants(These are based on HUD guidelines.)



Application Fees & Deposits

- Non-refundable application fee: \$50 per adult applicant
- Security deposit: Equal to one month's rent (may vary based on screening)
- Holding deposit required upon approval to reserve unit



Equal housing opportunities are provided to all applicants, and all applicable federal, state, and local fair housing laws are strictly followed. Discrimination against any applicant or resident based on race, color, religion, sex (gender), national origin, familial status (presence of children under 18 or pregnancy), disability (handicap), sexual orientation, gender identity, or any other protected characteristic is not allowed.

Rent Smarter. Live Better.

DM: @NoonKnowsRent OR Visit: NoonKnows.com