



Screening Criteria Guidelines

All applicants must be at least 21 years of age (unless a full-time student) and provide valid proof of identification.

Income/Employment

- Gross monthly household income must equal 3 times the stated monthly rent.
- Income that affirms your ability to pay rent must be verifiable and income must be consistent.
- All residents must qualify in their own right and cannot be supported by a guarantor with the exception of full-time students.

Rental History

- Six months positive, verifiable housing history from a third party landlord.
- Home ownership will be verified through online tax statement. Mortgage notice of default may result in denial.
- Monies owed to an apartment community or housing authority will result in denial (even when included in bankruptcy).
- Consideration of your eligibility to rent at Turning Leaf Townhomes will include recommendations of previous landlord.
- Some exotic pets and larger dog breeds may not be accepted to include, but not limited to, Pit Bull, Rottweiler, Doberman Pinscher, and Chow. Unaltered dogs and cats will not be accepted.

Credit History

- Outstanding collections (exclusive of medical collections) may result in denial
- Collection accounts of seven or more will result in denial (exclusive of medical collections).
- Resident must possess and have ability to pay with a valid major credit card.
- Bankruptcy in the past two years may result in denial.

Public Records History

- Any felony found on record will likely result in denial.
- Any gross misdemeanor may result in a denial
- Any juvenile/civil felonies or misdemeanor found on record may result in denial.
- Any pending or active court cases may result in denial.
- Any unlawful detainer (eviction) found on record will result in denial.

WE RESERVE THE RIGHT TO REFUSE SERVICE