

Rental Application Qualifying Standards

Please read the information below regarding the Rental Qualifying Standards. If you believe you meet the Qualifying Standards, please complete and submit the online application. Should you have any questions, please contact us at (314) 721-8427.

***\$50.00 Non-Refundable Application Fee** per adult in household

*No additional fee for Co-Signer/Guarantor

1. Qualifying process will average the factors of rental history, criminal history, income, credit and employment stability to determine approval or non-approval. Some things to keep in mind:
 - Applicant(s) must demonstrate their ability to pay rent on time and meet the requirements of occupancy
 - Length and type of employment is an important economic consideration in the approval process
 - Lower ratings on school loans and medical references may be acceptable in certain situations with proper explanation
 - Applicants with a history of unpaid judgments or liens are usually denied
 - Comments from former landlords are important selection criteria—including rental payment history, violations of policies, violations of lease, history of disruptive behavior, housekeeping habits, etc.
 - Applicants with any evictions in their rental history are typically denied
2. Applicant must be at least 18 years of age. Full-time students, regardless of age, require a co-signer or may obtain conditional approval.
3. All applicants are required to submit a valid government issued photo ID.
4. The combined gross income for all named tenants (or co-signer) on the lease must equal at least three (3) times the monthly rental amount.
5. Applicants shall provide proof of income/employment the following applicable forms:
 - Three (3) most current paycheck stubs
 - Previous year's tax return or W-2
 - Proof of additional income/assets such as student loan, child support, trust funds, alimony, etc.
6. Any bankruptcy must be at least two (2) years prior, with newly established credit.
7. Criminal history must be free of felony convictions, sex crimes or no-contest pleadings to a felony or sex crime.