



Villas at Sierra Vista Rental Qualifying Criteria

Thank you for choosing the Villas at Sierra Vista Apartments. Please review our list of criteria.



Please note that we provide equal housing opportunity; we do not discriminate based on race, color, religion, sex, handicap, national origin, familial status, and all other protected classes as required by federal, state and local law.

Effective January 20, 2022:

_____ **Completed Application.** Anyone over the age of 18 is required to fill out their own application and pay a **\$50 non-refundable application fee.**

_____ **Initial Administrative Fee Required.** A **non-refundable fee** must be presented to hold the unit in which you are applying for. **\$150.00 - 1 Bedroom / \$250.00 - 2 Bedroom / \$350.00 - 3 Bedroom**

_____ **Verifiable Rental History.** All applicants must have verifiable 12 months of Rental history or mortgage history. If you do not have verifiable rental history, you must pay an additional **non-refundable fee of \$200.00.** Negative rental history could result in your application being denied. If you owe a community or have an eviction or judgment on your record **within the last 12 months**, your application will be denied. If your application is accepted, you must pay an additional **non-refundable fee** per record. No more than 2 broken leases/evictions will be accepted.

_____ **Proof of Identity.** State or Government identification is required to rent an apartment. For example: State issued Driver License, State issued Identification Card, Green Card, Foreign ID Card, or Passport.

_____ **Proof of Income.** You must prove your gross monthly income is 2.5x (times) the amount of the rental rate. We must be able to verify your source of income.

Qualifying Sources of Income	Non-Qualifying Sources of Income
Job Gross Monthly Income 3 X monthly rent (6 or more months & provide 1 month's of pay stubs)	Worker's Compensation
Self-Employed 3 month's bank statement and 1 yr Tax return	Unemployment
Social Security & Pension Retirement Payments	Child support or Alimony

_____ **Criminal History.** Management has reserved the right to deny any felony and misdemeanor convictions. Automatic denials include but are not limited to sex offenders, assault/aggressive convictions, use of and distribution of controlled substance, and prostitution. If criminal history is accepted, applicant must pay an additional non-refundable fee from \$100- Full Month Rent. Felonies have to be over 7 years and a misdemeanor 5 years for further consideration.

_____ **Credit History.** Depending on your credit history will determine if an additional non-refundable fee will be required.

- Credit Score of 650+ - No additional fee is required.
- Credit Score between 550-649 – Additional non-refundable fee of \$100 is required.
- Credit Score less than 549 – Additional non-refundable fee of \$200 is required.
- No Credit Score - Additional non-refundable fee of \$200 is required.



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_____ **Pet Fees.** To have a pet on property, it is required to pay a **non-refundable \$350 pet fee.** There is **monthly pet rent of \$15.00 per month per pet.** Maximum of 2 pets per unit. Maximum weight limit of 30 lbs per pet. No aggressive breeds.

_____ **Utilities.**

- Electricity - Tenant responsibility. Electric account number must be provided before move-in.
- Other Utilities are billed by mail and payment will be made with your rent payment in the office:
 - Water/Sewer – Allocated fee. This amount will vary each month.
 - Trash – \$24
 - Pest Control - \$3.00 per month flat fee.

_____ **Payments.** Online Application fees are to be paid online with the online application. All other payments must be made with a Cashier’s Check or Money Order for fees prior to move-in and at time of move-in. Once a tenant moves in, you may pay your rent in the form of a personal check or online. No personal checks will be accepted after the 3rd of the month.

_____ **Falsification/Cancellation of Application.** In the event any information requested is falsified, your application will be automatically denied, and no monies paid will be refunded. Likewise, should your application be canceled after it has been approved, no monies paid will be refunded.

By signing below, you are acknowledging the Rental Criteria for The Villas at Sierra Vista Apartments.

Applicant Signature	Date	Spouse Signature	Date
Owners Representative Signature	Date		