

VISTA VIEW CRITERIA FOR RESIDENCY



OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.
2. Two persons are allowed per bedroom plus one extra minor per apartment.

GENERAL REQUIREMENTS

1. Positive identification with a picture will be required for each applicant.
2. Each applicant (18 years or older) must complete a separate application and pay the screening fee.
3. Incomplete, inaccurate or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or the property of others, will be denied tenancy.

INCOME REQUIREMENTS

1. Monthly gross income should be at least 2½ times the stated monthly rent and from a verifiable, legal source or increased security deposit may be required.
2. One year of consistent employment history will be verified if used as source of income, or increased security deposit may be required.
3. Current paycheck stubs or Bank Statements showing deposit history may be required.
4. Some form of verifiable income will be required for applicants. (Verifiable income may mean, but is not limited to: bank accounts, alimony/child support, trust accounts, social security, unemployment insurance benefits, AFDC, grants/loans, retirement funds) If you are unemployed and have no other source of income, either a security deposit of up to two months' rent or verification of at least six months of living expenses on hand may be required (or 6 times the 2 ½ rent amount).

RENTAL REQUIREMENTS

1. Twelve months of positive rental history from a third party landlord or home ownership will be verified or increased security deposit may be required.
2. Rental history demonstrating residency, but not third party rental history, may require an increased security deposit.
3. First time renters will be subject to a security deposit equal of one-half to one month's rent or co-signer.
4. Two or more late payments, non-payment of rent notices or dishonored checks within one year may require an increased security deposit.
5. Reported negative rental history or complaints may result in denial.
6. Five years of eviction free history required.
7. Rental history reflecting unpaid damage and/or past due rent must be paid in full. Unpaid and or past due amounts will result in a suspension of the application. No unit will be held awaiting resolution of pending payments.

CREDIT REQUIREMENTS

1. A credit report will be obtained for each applicant and we do accept Comprehensive Reusable Tenant Screening Reports.
2. Outstanding bad debt (i.e. slow pay, collections, bankruptcies, repossessions, liens, judgment & wage garnishment programs not medical related) being reported on the credit report may require an increased security deposit or possible denial.

CRIMINAL CONVICTION CRITERIA

1. A conviction, guilty plea or no-contest plea for any felony shall be grounds for denial.
2. A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole has occurred within the last seven years, for: any type misdemeanor of assault, intimidation, property damage, weapons charges, sex-related, drug-related, theft, burglary, prostitution, vandalism. criminal trespass I or dishonesty shall be grounds for denial.
3. Pending criminal charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. No unit will be held awaiting resolution of pending charges.