

RENTAL QUALIFICATIONS

Specific rental qualifications for residency are listed on the formal application which is required of potential tenants after viewing the apartment, in order to continue with the application process. This is for information purposes so that you can view the apartment.

Student Requirements:

- All students are required to have a verifiable Co-signer. Credit reports and/or income verification may be required of a Co-signer.

Income Requirements:

- Monthly income must be equal to three times the monthly stated rent or must have a qualified Co-signer.

Rental History:

- Applicant must have one year of rental history that is verifiable through a third party or a qualified Co-signer.
- Applicant must have an eviction free rental history.
- Any NSF checks or 72 hour notices are not immediate denial of the application, but are subject to further consideration.

Credit History:

- Negative or adverse debt listed on applicant's credit report may require additional deposits or a qualified Co-signer.
- Negative or adverse credit can result in the denial of the application.

Criminal History:

- Any adverse conviction, guilty plea or no-contest plea can result in the denial of the application. Each applicant's circumstances will be evaluated based upon the direct threat to individuals, the complex, and the property of others.

Application Fee:

Students: \$35.00

Non-students: \$45.00

- We cannot accept checks made payable to IRI Properties. Please make the check payable to the appropriate entity.