RENTAL REQUIREMENTS

Access Properties looks primarily at a combination of (1) employment history/income; (2) landlord references; and (3) credit history, in determining which applications are accepted. At least 2 out of the above 3 items must be satisfactory for approval.

1. Access Properties is an Equal Housing Opportunity Provider

2. A security deposit, usually one month's rent, is required. **We will not consider your application unless the deposit is attached!!** The deposit is fully refundable if the application is denied.

3. **All applicants must be 21 years of age or older at commencement of lease.** A photo ID is required.

4. All adults must fill out an application and be named on the lease.

5. All applicants must show proof of current income, with a combined gross monthly income of approximately three times the monthly rent (may be waived for students).

6. All applicants must have satisfactory credit history. If no credit history or weak credit, applicant must have good landlord reference and income.
   An application will be denied if the credit report for any applicant shows an eviction or judgment by a landlord within the last 5 years. A criminal history check will be performed, and application may be denied based on it.

7. No more than two (2) occupants per bedroom are allowed in any unit, and occupancy may be further restricted in certain units due to septic system limitations.

8. If application is approved, applicant agrees to sign lease promptly.

9. Applications must be completed in full, **including top portion**, and signed by all applicants.