

Thank you for your interest. Our goal is to consistently offer quality properties to our tenants. An important component of the management process is to maintain a thorough screening process. Applications must be completed in full by all potential residents 18 years of age or over. Multiple applications for a specific property or unit will be processed on a date/time basis. The first complete application received will be processed and if approved, all secondary applications will be returned along with the unprocessed screening fees. We will accept applications meeting the requirements listed on the property information sheet and in which all applicants meet the following qualifications.

GENERAL REQUIREMENTS

1. Each applicant will be required to qualify individually.
2. All applicants must be able to enter a legal and binding contract.
3. All applicants must provide valid photo identification.
4. Applicant cannot have an extensive criminal history.
5. Incomplete, inaccurate or falsified information will be grounds for denial.
6. Any applicant reporting a conviction for the illegal manufacture, distribution of or that is currently using a controlled substance will be denied.
7. Any individual who may constitute a direct threat to the health and safety of an individual, the complex, neighborhood or the property of others will be denied.
8. The denial of one applicant will result in the denial of the entire application.

INCOME REQUIREMENTS

1. Verifiable gross monthly household income must equal two and a half times the stated monthly rent.
 - a. Verifiable income may mean, but is not limited to: current paycheck stubs, Bank accounts, spousal/child support, trust accounts, social security, unemployment, welfare, grants/loans.
2. Unemployed applicants must provide verifiable income/liquid assets equal to 2 1/2 the ANNUAL rent.
3. Self Employed applicants must provide verifiable income in the form of copies of past tax returns.
4. Application will be denied if the legal source of income cannot be verified.
5. FICO credit score will be checked with 600 being the minimum accepted.
6. An application insufficient in Income Requirements may require an additional security deposit, over and above any posted security deposit. The total security deposit required will be that of the least qualified applicant.

RENTAL REQUIREMENTS

1. Rental history reflecting the following will be denied:
 - Eviction
 - Past due rent
 - Three or more 72hr notices
 - Three or more NSF payments within a one-year period
 - Negative landlord reference or refusal to give a reference or re-rent
 - Reference demonstrating Noise or other documented complaints resulting in negative reference.
2. One year of verifiable rental or mortgage history from a current third party is required. Home ownership is verified through the county tax assessor. Mortgages currently reflecting a past due balance will require an additional security deposit.
3. Rental history demonstrating residency, but not current third-party rental history will require an additional security deposit. Rental references ending 12 months prior to date of application will not be considered current.
4. Tenant must carry Tenant Liability Insurance for duration of tenancy.

Innovative Property Management does not discriminate based on: race, color, religion, marital status, national origin, sex, sexual orientation, familial status, disability or source of income. We comply with all federal, state and local Fair Housing laws.