

Our goal is to offer quality and safe properties to our tenants. An important component of that is to maintain a thorough screening process. We will consider applications meeting the requirements listed on the property information sheet and in which all applicants meet the following qualifications. Application fees are non-refundable.

GENERAL REQUIREMENTS

1. Each applicant 18 years of age or older will be required to apply and 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, but will be screened on a case by case basis considering the nature of the conviction, date of conviction, completion of any rehabilitation programs and other material facts.
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 income must equal two and a half times the stated monthly rent. 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. Any application insufficient in the above 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. Homeownership is verified through the county tax assessor. Mortgages currently reflecting a past due balance will require an additional security deposit.
3. Not providing rental references covering the previous 12 months from the date of application will require an additional security deposit.
4. Tenant must carry Tenant Liability Insurance for the duration of the 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.