



Thank you for your interest in our rental. Please review the following leasing criteria. It is important to note that we comply with all local, state, and federal fair housing laws, and discrimination based on race, gender, sexual orientation, age, disability, and religion is strictly prohibited.

1. Application Process

- All adult applicants (18 years and older) must complete a rental application and pay the applicable non-refundable application fee.
- Application Fee: \$55.00
- Identification and proof of income are required for all applicants. Applicants are required to verify their identity through our Stripe Identity verification portal. Any discrepancies or negative results may lead to application denial.
- We do not accept reusable credit reports, background checks, or applications from third-party sources.

2. Income Requirements

- Gross monthly income must be at least 3 times the rent.
- Acceptable forms of income verification include recent pay stubs (Most recent 3 months), tax returns/W-2 + proof of current income, or personal bank statements. PDFs only.
- Applicants using personal bank statements must show a current balance equivalent to at least twelve (12) months of rent.

3. Credit History

- A credit check will be conducted on all applicants.
- Applicants must demonstrate satisfactory credit history.
- Minimum Credit: A credit score of 700 or higher is required, but individual circumstances will be considered.
- Negative credit factors, such as bankruptcies or collections, may impact on eligibility.

4. Rental History

- A minimum of two years of rental history is preferred.
- Applicants should not have a history of eviction or lease violations.
- Applicants must provide proof of rental payment for the last six months from their current landlord.

5. Background Check

- A criminal background check will be performed for all applicants.
- Certain convictions may disqualify applicants, especially those related to property crimes or violent offenses



6. Section 8 Applications

- We welcome Section 8 applicants.
- Please note that we will not rely solely on credit reports as your ability to pay is essential.

7. Occupancy Guidelines

- The number of occupants permitted is based on the number of bedrooms in the apartment. Our guidelines are 2 per bedroom plus 1. For a 2-bedroom unit we will allow a maximum of 5 persons.

8. Other Factors Will Also Be Considered

- Ability to maintain a unit and conduct towards other tenants.

9. Conduct Policy

- We are committed to maintaining a respectful and professional environment for all applicants, residents, employees, and contractors.
- Verbal abuse, threats, harassment, or any form of aggressive behavior directed toward Flatmint, its employees, contractors, or agents will result in immediate denial of the application.
- In such cases, the application fee will be forfeited and will not be refunded.

