

APPLICATION REQUIREMENTS AND QUALIFICATION STANDARDS

Income Requirements

- Gross combined monthly Income of 3 times the rent.
- Income is added together for all occupants on the lease.

Credit Requirements

- Pass Credit Check
- No delinquent non-medical and non-educational debt or mortgage debt
- No foreclosures within the past 7 years
- No housing or utility collections, or any other non-medical or non-education related collections
- No judgements
- No bankruptcy that has not been discharged in the previous 4 years

Housing Requirements

- No rental evictions
- Good landlord reference (no lease violations, owing money, unauthorized tenants, etc.)

Pet Requirements

- Pit Bulls, Rottweiler, Doberman, German Shepherd, or mixture including these breeds must be covered by renter's insurance and approved prior to move in.
- All pets must be up to date on all vaccines.
- The most recent Veterinary Record for all pets will need to be submitted with an application

Assistance Animals

- A letter from a physician or other medical professional describing the individual's disability-related need for an assistance animal will need to be submitted with an application
- Assistance Animals include an emotional support animal and a service animal

Criminal Requirements

- No felonies of any kind in the past 10 years
- No Sex Offender / Sexual Predator convictions
- Must not have 3 or more Misdemeanor or higher-level convictions in the past 5 years

Leasing Fees

- Application Fee - \$65.00 per person over 18 years of age
- Administration Fee - \$500.00
- Refundable Security Deposit - \$1,500
- Pet Deposit - \$300 per pet
- PooPrints Registration Fee - \$80

FAQs

How long does it take to process the application?

- 72 business hours, once all the correct paperwork has been submitted.

What documentation is required?

- Government issued ID, proof of income or current tax returns and/or bank statements if self-employed.

Are there Military or First Responder Discounts?

- Active military and first responders receive \$25 per month rental discount. Veterans and Healthcare Workers receive \$100 discount to their administration fee.

I don't meet some of the qualifications. Can I still apply for an apartment?

- Yes, you can still apply, and we will review all aspects of your application.

Is there a fee to apply?

- Yes, there is a non-refundable \$65 application fee to apply. Each occupant over 18 years of age is required to apply.

Am I paying Latitude-38 my application fee?

- No. All applications are processed by Findigs. Please direct all inquiries regarding your file to info@livelatitude-38.com or 618-442-3800