



Qualifications for Tenancy

We are pleased that you are considering one of our apartments as your home.

To become a Resident of City View Property Management, you must qualify under the following guidelines.

1. Credit history may not include derogatory. A copy of your credit report will be obtained through an outside agency. Credit score may not be lower than 600.
2. Your rent must not exceed more than 33% of your income.
3. We prefer 1 year of positive rental history. We will verify all history with prior landlords. Rental history, which resulted in an eviction, is cause for automatic denial.
4. Criminal history is weighted heavily and will be assessed by the severity, the outcome and the charges filed against you. We have the right to review each and every charge on an individual basis. If you would like to provide the charge and documentation stating the outcome we will have more information to make our decision. Felonies more than 5 years old will be taken into consideration on a severity basis.
5. A Personal Guarantor will be allowed if your credit score is below 600. A Personal Guarantor must live locally and be a family member (i.e. parent, grandparent, sibling).
6. All information must be complete and accurate. Applications that are incomplete or falsified are subject to denial.
7. Failure to supply requested information or documentation that apply to the application approval process will be grounds for denial.
8. Our occupancy rule is 2 per bedroom in 3 bedroom apartments no more than 5 occupants, with 4 adults only.

An application must be completed in full for all applicants that are 18 years or older. One piece of I.D. must be attached to the application. We require at least one photo I.D. (a driver's license, passport, or other government issued photo identification card).

We process all applications in the order in which they are received. We will accept the first qualified applicant. A non-refundable fee of \$40.00 must accompany each application. If you wish to apply on line at RHR we will need your full email to send you a link, paying on line adds a small fee of \$1.60.