GHS DEVELOPMENT'S APPLICATION PROCESS

In order to maintain the quality of our neighborhood and to assure that people do not use rental units for illegal activity, we have a thorough screening process.

If you meet the application criteria and are accepted, you will have peace of mind knowing that other tenants in this apartment community are being screened with equal care and the risk of illegal activity is reduced. Please review our list of criteria. If you feel you meet the criteria, please apply. We would be happy to rent to you. Also, if you have any questions or concerns, feel free to ask.

Please note that we provide equal opportunity: we do not discriminate on the basis of race, color, religion, sex, sexual preference, national origin, familial status, marital status, or source of income.

You may be denied if you misrepresent any information on any paperwork. If misrepresentations are found after a rental lease is signed, your agreement will be terminated.

APPLICANT SCREENING CRITERIA

COMPLETE APPLICATION

There is a $48 application fee for each adult. If applicant(s) has/have lived out of state within the last 5 years, there may be an additional fee. We will verify driver's license and social security numbers.

SECURITY DEPOSIT

Security deposits are equal to one month's rent. You will be required to pay the deposit in full upon approval of your rental application.

RENTAL HISTORY

Two years of rental history is required. You must provide us with all information necessary to contact past landlords (we reserve the right to deny your application if, after making a good-faith effort, we are unable to verify your rental history).

SUFFICIENT INCOME VERIFICATION

A two-year employment history is required. Your gross income must be equal to or greater than three times (3x's) the amount of rent. Income must be verifiable through pay stubs or tax records (self-employment must be verifiable through tax records).

BACKGROUND CHECKS

Criminal background checks are done on all applicants. Certain criminal convictions will automatically disqualify the applicant.

OCCUPANCY LIMITS:

EFFICIENCY APARTMENTS: 2 ADULTS OR 1 ADULT & 1 CHILD

1 BEDROOM APARTMENTS: 2 ADULTS (MAY HAVE CHILD UNDER 12 MONTHS)

2 BEDROOM APARTMENTS: 3 ADULTS OR 2 ADULTS WITH UP TO 2 CHILDREN

3 BEDROOM APARTMENTS: 3 ADULTS OR 2 ADULTS WITH UP TO 4 CHILDREN