



RENTAL APPLICATION GUIDELINES

We aim to make the application process straightforward and transparent. The guidelines below help you understand how to qualify and how to strengthen your application.

How to Qualify (Quick Summary)

- Income of ~2.5x the monthly rent (combined household)
- Positive rental history (no recent evictions or major issues)
- Stable credit profile with no recent delinquencies
- Complete application with required documentation

Income Requirements

- Household income should generally be at least 2.5 times the monthly rent
- Provide recent pay stubs or equivalent verification
- Self-employed applicants may submit tax returns or financial statements
- If income is lower, a qualified co-signer may be considered

Rental History

- Positive rental history is expected
- No evictions within the past three (3) years
- No significant lease violations or property damage
- Prior landlords may be contacted

Credit Considerations

- Credit history is reviewed as part of the application
- Recent delinquent payments, collections, or charge-offs within the last 12 months may impact approval
- High credit utilization (maxed-out accounts) may affect eligibility
- Applicants may still qualify with conditions (e.g., higher deposit or co-signer)

Co-Signer (If Needed)

- Co-signers may be accepted in certain cases
- They must qualify independently (income and credit)
- They are responsible for lease obligations

Deposits & Conditional Approval

- Standard deposit for strong applicants
- Higher deposits may be required for moderate risk profiles (subject to law)
- Co-signers or additional documentation may be requested

Application Checklist

- Completed application form
- Proof of income
- Government-issued ID
- Rental history contact information
- Any additional requested documentation

Application Process

- Applications are reviewed once complete
- Incomplete applications may not be processed
- Applications are generally processed in the order completed

Occupancy Guidelines

- Typically no more than two persons per bedroom, subject to applicable regulations

Final Decision

Applications may be approved, conditionally approved, or denied based on overall qualifications and risk factors.

Fair Housing

Beacon Rock Property Management complies fully with all fair housing laws and does not discriminate based on any protected class.