

REA Management Rental Policy

Thank you for your interest in joining our neighborhood!

We strive to provide our residents with a quality lifestyle. Part of this lifestyle includes a complete screening of all prospective residents.

We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

To prevent overcrowding and stress on community systems, we restrict the number of people who may reside in a home. In determining these restrictions, we adhere to all applicable fair housing laws.

The information listed below is needed to complete the application for residency.

- A non-refundable \$35.00 application fee for each applicant.
- Driver's License or State Identification Card
- Social Security Card
- Most current pay stub
- Previous two years W-2s (Three years of tax returns if self employed)
- Award Letter for Social Security or Disability Income
- Proof of additional income. Example: child support, etc.
- Contact Information for current and previous landlords (If applicable)
- Information regarding home you own or are considering purchasing.
Include name of seller, address of home, home size, home year, home make, number of bedrooms, home serial number, finance company and home payment amount.
- Pet information: Breed, height, weight, and a recent photo of pet

Any person(s) age 18 or older that will be occupying the home must complete an application for residency. We will obtain a criminal background check and credit bureau report for each adult applicant.

Our prospective residency screening process typically takes three to five business days from the day that all information is received.

To qualify for residency for a homesite, you must meet the following criteria:

1. The minimum age to lease is 18 years old.
2. Your application may be rejected if your gross monthly income is less than three times the monthly rent and home payment, if home is financed. Proof of income is required. If you are unemployed, you must provide proof of a source of income. Forms accepted for proof of income are, but not limited to, year-to-date employment check stub, last two years tax returns or most recent W-2, last twelve months bank statements or statement of government or pension funds. If you are unemployed, you must provide proof of a source of income. Unemployment benefits do not qualify as income.
3. We may reject your application if you have ever been evicted or sued for any lease violation.
4. Your credit record must be satisfactory.
5. Your application may not be considered if you have a felony or four or more misdemeanor charges.
6. No co-signing of leases is allowed.

We can't wait to welcome you to our neighborhood!