

Qualifying Criteria



Applicants must make 3x the rent per month

Includes child support, social security, disability, etc.
Income will be verified with current employer(s).



All occupants age 18+ must apply and be on the lease

A credit check will be conducted

Score of 620+: Standard Deposit
Score of 590-619: 1.5x Deposit
Score of 550-589: 2x Deposit



Criminal background check will be conducted

Felonies of a violent or sexual nature will be denied.
Misdemeanors are considered on a case-by-case basis.



Current and previous residence will be verified

No EVICTIONS or JUDGEMENTS in the last 5 years.
Sufficient Notice to Vacate given to landlord.



Falsification of any information is grounds for automatic denial or immediate eviction.



Apply Online!

28thStateRealty.com
“Homes for Lease” Page

Application fee:

\$65 per adult
(non-refundable)

*Valid ID and Social Security
Number are required.*



PET POLICY



Pets are considered on a case-by-case basis.
Types, sizes, and quantity vary by home.

The following are prohibited:

**PIT BULL, DOBERMAN, ROTTWEILER,
WOLF HYBRID, MASTIFF, CHOW,
or any HYBRID of an aggressive breed**

Non-refundable animal fee: \$350/animal.
Assistance Animals must have documentation.

Unless otherwise noted on the listing:

- Our properties are not part of housing assistance/voucher programs
- Tenants are responsible for utilities, pest control, lawn care, and renter's insurance

One-time fees due at lease signing:

- Security Deposit - Based on credit score
- First Month's Rent - Listing price
- Administrative Fee - \$195
- AC Filter Fee (6 filters provided) - \$85
- Animal Fee (if applicable) - \$350

Thank You for Your Interest!

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