

Resident Qualifying Criteria

We are delighted that you are interested in leasing at one of our properties. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.
2. All occupants 18 years or older must complete an application.
3. All applicants must present a valid photo ID issued by a government authority (i.e., state-issued motor vehicle operator license or other state-issued photo identification card, U.S. passport, United States Military ID card, or VISA issued by the US Citizenship and Immigration Services). A copy of all applicants' photo IDs will be made and retained at the time of application.
4. Each applicant must provide verifiable income. Total monthly income of all applicants must equal three (3) times monthly rent. Debt to income ratio shall not exceed 40% of applicant's gross income. Acceptable income verification includes employment paycheck stubs for the previous two (2) months reflecting both current and year-to-date earnings. Applicants who are self-employed must provide a copy of their previous year's 1099's and bank statements for the immediately preceding three (3) months. Income from sources other than employment or self-employment (i.e., retirement benefits, disability income, child support, alimony, investment earnings or principal, etc.) requires documentation deemed acceptable by Management.
5. Family size must be appropriate for the dwelling and no more than two persons per bedroom will be allowed in any of our rentals.
6. Up to twenty-four (24) months of rental history may be required, with a record of prompt payments, sufficient notice to vacate, and no property damages expected. Evictions, skips, or money left owing to landlords within Five (5) years of application may result in a rejection of the application.
7. Deposits to hold property must be remitted to Vista Point Properties within 48 hours of application. Failure to do so may prevent you from renting the property for which you applied.
8. Once deposit is received, prospective tenant must take occupancy within 30 days if the property is currently vacant or within 30 days of the current tenant vacating said property.
9. No more than two (2) pets per property. Breed /Size restrictions, pet fees, and pet rent may apply. Assistive animals are not considered pets, a reasonable accommodation request form is available for assistive animals who fall outside the above categories/requirements.
10. Applicant(s) may be denied occupancy for the following reasons:
 - a. Falsification of application by any applicant.
 - b. Incomplete application by any applicant, which includes missing any required documentation.
 - c. Insufficient income.
 - d. Criminal history of any applicant.
 - e. Poor credit history of any applicant.
 - f. History of non-payment/mortgage or late payment of rent/mortgage.

- g. Past eviction by any applicant.
 - h. History of unruly, destructive and/or violent behavior to persons or property by any applicant.
- 11. Vista Point Properties offers housing without regard to race, age, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18) and handicap (disability), in strict accordance with Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) as amended.