



Application Selection Criteria

*****PLEASE READ BEFORE APPLYING*****

At Red Stone Realty, we are fully committed to the Equal Housing Opportunity and are subject to the federal Fair Housing Act which prohibits discrimination against any person because of race, color, religion, sex, handicap, familial status, national origin, or legal source of income.

Applications are assessed on the following:

- A credit report will be completed on all applicants 18 and over.
- Positive, unbiased landlord or mortgage history is required. A positive reference shall include: rent/mortgage paid as agreed, no damage by tenant to property, proper notice given to vacate, no complaints from landlord or neighbors, and the landlord or agent would re-rent. A negative reference will result in denial of the application. We do not accept broken leases or evictions.
- Total gross monthly income shall be equal to or greater than three (3) times stated rent. If you are applying for a Section 8 property, you will need to show that you make three times the amount of the portion of rent you are responsible for paying.
- A background check will be conducted of public records to determine whether the applicant or any proposed tenant has been convicted of any crime. A conviction, guilty plea or no contest plea for any felony, or any misdemeanor involving assault, drug manufacturing or distribution, sex crimes and/or child sex crimes shall be the grounds for the denial of the rental application. Any other felony and misdemeanor convictions will be considered on a case by case basis.