



Rental Criteria

Income:

Must be on the same job at least 6 months and this information must be verifiable

Gross income: single applicant must make 2.5 times the rent and couples must make 3 times the rent. Co signor must prove 3 times the rent

Credit History:

No prior evictions

Judgements must be PAID

No utility company collections

Occupancy Standards: 2 people per bedroom plus 1 (3 bedroom = 7 people MAX)

Service Animals: accepted with verification

Criminal History:

Not only must Applicant must have acceptable credit history, additionally, all Applicants must meet our Criminal History Criteria. Applicants that are registered sex offenders will be denied. Applicants must have no felony convictions less than 10 years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner. All other felony convictions must be more than 5 years old. Conviction of any drug related offenses involving possession only, or alcohol related offenses where no one was permanently injured or killed, must be at least 2 years old. Successful completion of any felony sentence at least 2 years ago and no new criminal activity for at least 2 years before this application is also required. No Applicant with any outstanding warrants or crime that is awaiting trial will be accepted.

If the Applicant would like management to review additional information regarding the felony conviction or the current arrest or warrant as part of their rental application, the Applicant is permitted to submit that information to management, in writing, along with their application and Management will review that information on a case by case basis.

Effective July 2017

**1054 HURRICANE DR LAKE HAVASU CITY, AZ 86403
928-846-4330 FAX 888-798-5815
PARADISEMGMT.COM**