

AV Rental Screening Criteria

Every person in a household over 18 years old must apply, pay the application fee and submit any required documents before being considered and processed. There will be no refunds for applications for units not available, please confirm the availability before applying.

Income –Household income must be greater than 3 times (gross) the monthly rent. All income must be verifiable and legal.

Social Security Number – applicant must have a valid Social Security Number to be used on application. Applicant must have valid copy of State issued Driver's License or State/Federal issued ID.

Background Check & Criminal Report – applicants background must exhibit a pattern of responsibility

Credit – applicant must exhibit a responsible financial life, with a minimum credit score of 600

Current & Previous Residency Record, Employment History and Personal References – addresses for the previous five (5) years are to be verifiable with a cancelled check/payment made payable to rental institution. Positive references from all previous landlords, employment history and personal references is required. Applicants may not have any evictions, unpaid judgements or liens against them.

Self-employed –self-employed applicants are to be verified by IRS tax returns for previous two (2) years and current bank records.

Salaried/Hourly Employment –verified through Personnel or Human Resources department and not through a co-worker or immediate supervisor. If it is a owner operated business, verify with owner only. Must provide three (3) most recent pay stubs.

If the applicant does not qualify under Job Stability, Income, Credit score and/or Rental History, applicant may add a guarantor who must also meet the same criteria and cosign the lease. A separate application and application fee may be collected from guarantor. Please provide co-signers name, email address, phone number so we can send the guarantor form for electronic signature. Must have no prior evictions within the last 5 years.

We accept Pets but please read the information below:

NOTE: There are breed/size/quantity restriction on any pets/animals, so please email us with any questions BEFORE applying as your application fees are non-refundable for any reason.

All animals must be pre-approved. In addition, if approved you will need to complete an animal addendum and pay any associated fees before any animal can enter the property. We have a 2 pet limit for all rental units.

All properties are non-smoking. The possession, use and distribution of marijuana in any form for any reason is strictly prohibited on the property. The new recreational marijuana law in Michigan does not change that. Property owners still have the right to not allow its usage or possession while on property. Renters have no rights under the new Michigan Recreation Usage law. That law only applies to your own property.

Your application will not be processed until all documents have been submitted/completed.

If approved for occupancy, you will be notified via email or phone call and you will have 24 hours to make a decision to take the property and sign a lease for it. If you agree to accept the property, you will also be required to pay a “retainer fee” which will be equal to your security deposit, within 24 hours to your online account. If you do not pay the holding fee within the 24 hours, management reserves the right to offer the property to the next available approved applicant. Once the holding fee is paid, a lease will be sent electronically to all approved prospects to sign. Once you take occupancy of the property, the holding fee will transfer to your account and be applied to the Security Deposit.