

Tenant Application Occupancy Standard Criteria

Each person over the age of 18 who intends to reside in the dwelling must submit a separate application. The application fee (\$55 per applicant) is non-refundable. The fee covers the cost of processing your application and obtaining your credit report. Trinity Team does not make any profit from this fee. By paying the fee, the applicant acknowledges and accepts that Trinity Team represents the owner of the property for which applicant is applying. Applicants will be asked to provide proof of income and may be asked to furnish additional documents during the application process.

Tenant Standard Approval

- Credit 650 +
- 3x Income to Rent Ratio
- No Negative Landlord References
- No Bankruptcies
- No Evictions
- Positive Rental History
- No [Criminal History](#)

Tenant Conditional Approval with additional deposit

- Credit 550-649
- 2x + Income to rent ratio
- No Negative Landlord References
- No Bankruptcies
- No Evictions
- Criminal History, Nature, severity, and age of crime considered

Tenant Possible Denial

- Credit 549 and below (Will work with late medical and student loans)
- Record of an Eviction
- Negative Rental History
- Falsifying an application
- Outstanding Landlord balances or debts
- Criminal History severe, violent or sexual in nature, or real estate related

Application Processing Time Management makes every effort to process applications within 24 to 48 business hours of receipt (pursuant applicant provides all necessary paperwork). Processing can take several days if we do not receive response from previous/present landlords, employers, and other references. Management will make a reasonable attempt to contact previous and present landlord(s) submitted by Applicant. However, the ultimate responsibility for supplying this information to Management lies with the applicant.

NOTE: Management reserves the right to deny tenancy on the basis of an inability to contact the references provided. Some properties are in high demand! In some cases, there may already be applications submitted at the time you submit your application. We cannot guarantee any unit; units are rented to the first approved applicant with the full security deposit paid. A security deposit will not be accepted until the rental application is approved.



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