



# Ridge Apartments

The place you call home

## RENTAL CRITERIA FOR:

Ridge Springs Apartments  
Ridge Cliff Apartments  
Ridge Heights Apartments  
Ridge Park  
Ridge Court

*The following items may be cause for denial of rental application:*

- Household income is not verified or does not exceed 2.5 times rent amount
- Applicant must provide current government issued photo identification
- Credit score below 600
- Eviction (Unlawful Detainer) in the last 5 years
- Eviction (Unlawful Detainer) 5-7 years old will require additional deposit in the amount of 1 month's rent
- Judgment totaling over \$2,000
- Debt owing to previous landlord
- Charge off account in the last 1 (one) year
- Landlord will review criminal record on a case by case basis considering the nature and severity of the criminal conviction and the amount of time that has passed since the criminal activity.
- Employment History-Employment for less than 12 months with current employer, Unverifiable employment
- Rental history-Unverifiable rental history, unfulfilled lease obligations, current or past balance owing for deposit, rent fees or damages. Eviction pending, 3 or more late payments within a 12 month period, 3 or more NSF checks within a 12 month period, unauthorized pets, unauthorized occupants, and damage to unit or property.
- Sex offender status registered or unregistered
- Under 18 years of age

*Previous rental history and landlord verification will be taken into consideration when recommending applicant for tenancy. Items such as late payments, rules and/or lease violations, improper notice for move-out, and improper care of unit may be cause for denial of application.*

**All adults (over 18 years of age) who will be in the apartment more than 5 days per month must complete a rental application. All adults must be approved by the application process. New roommates must complete application process.**

Applicant Sign \_\_\_\_\_ Date \_\_\_\_\_