



Applicant Criteria:

Anyone over 18 years of age must complete an application

- No Co-Signers or Guarantors
- Gross Income of 2.5 times the monthly rent in documentable gross income or higher. For applicants with vouchers, the income requirement will be calculated on the portion of rent they are responsible for.
- No evictions on record
- Credit Score of 660 or higher for individual applicant.
- No collections or delinquent accounts for highest credit score applicant (Applicant over 660). Must be less than \$500 in collections for all other applicants combined.
- Total combined credit score of over 660 for units with multiple applicants
- Collection account for utilities (e.g., electric, gas, water, internet, cell phones, etc.) will result in automatic denial, regardless of total amount.
- Ignore medical trade lines.
- Ignore education and student loan trade lines.
- No bankruptcies within 2 years, ignore if dismissed
- A background check will be completed for the application to be considered. If background check is not completely clean, certain results may cause for denial. To inquire about specific circumstances, please reach out to our leasing agent.
- Application fees are non-refundable once an application has been screened.
It takes approximately 3 business days to process an application.
All tenants must provide proof of renters insurance (minimum \$100,000 liability) prior to their move-in.

Applications cannot complete the screening process until all Landlord Verifications are returned to us. Please be sure to add the correct and most up to date contact information for your landlords, or your application screening may face severe delays.

Review of criminal activity for all applicants if found applicable:

****Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required, and applicant may be denied on this basis. ****

Fair Housing Statement:

Ventura Property Group is committed to compliance with all federal, state, and local fair housing laws.

Ventura Property Group will not discriminate against any person because of race, color, religion, national origin, sex, gender identity, familial status, disability, or any other specific classes protected by applicable laws.

Ventura Property Group will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expenses.