



Each Resident Over the age of 18 must submit a separate application

APPLICANT CRITERIA:

- No Co-Signers or Guarantors
- Credit Score of 680 or higher for individual applicant.
- Average Credit score for the group 680 or higher. Applicants average score of lower than 680 will result in application being denied.
- 3 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.
- 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.
- No collections or delinquent accounts for highest credit score applicant (Applicant over 680). Must be less than \$500 in collections for all other applicants combined
- Ignore medical trade lines
- Ignore education and student loan trade lines
- No bankruptcies within 2 years, ignore if dismissed
- **No evictions on record**

INFO REGARDING PETS: ** If you have a pet or service pet, please complete a pet profile here. This service makes it easy and convenient. You will be asked to create a pet profile, and this will assist us in approving your pet.

<https://venturapropertygroup.petscreening.com>

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.

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.