

**5420 / 5428 Leighton Ave Apartments  
139/141/143/145 Wedgewood Drive 4-Plex**

**Application Process & Qualification Standards**

**Thank you for your interest in renting one of our units! Below is an explanation of our application process as well as our qualification standards.**

**Application**

Each person over the age of 18 who will be living in the unit will need to complete and submit a separate application and processing fee. Each person must meet the minimum standards for qualification. Please fill out the application completely. Please allow 1-3 business days for the application process to be completed. Processing the application will include direct contact with employers, current landlord and previous landlords. A Tenant Data Services report will be used in the processing of all applications.

**Deposit to Hold**

After approval, Landlord and potential tenant(s) will review and sign all lease documents. Security deposit will be required to be paid at that time or as agreed upon between landlord and tenant(s).

**Move-in Requirements**

After approval and before occupancy will be granted, prospective tenant must supply all the required move-in funds, including first month's rent. All tenant-paid utilities must be transferred into prospective tenant's name.

**Qualification Standards**

- Applicant must have current photo identification and a valid social security number.
- Applicant's monthly household income must exceed 2.5 times the rent and be from a verifiable source.
- Applicants must receive positive references from previous landlords.
- Applicant may not have any evictions or unpaid judgements from previous landlords.
- Applicant must exhibit a responsible financial life with credit score showing a minimum of 600.
- A background check will be conducted on all applicants over 18 years of age. Applicant's background must exhibit a pattern of responsibility.
- No smoking is allowed on the property.
- No pets
- No more than two occupants per legal bedroom allowed
- City code does not allow more than 3 unrelated persons to occupy the same address.

**At landlord's discretion, compensating factors such as an additional security deposit or a co-signer (guarantor) may be accepted for qualification if Applicant fails to meet any one of the above requirements. In the event of multiple applicants, tenancy will be granted to the most qualified, based on above criteria.**