

Please consider the following before submitting application:

Qualification is based on credit history, rental history or ownership, and income. If you have any questions regarding qualification, please contact us before submitting an application. Once submitted we will be communicating with you via text or email during the application process. Calls regarding applications are not necessary. Once an application is submitted, the application fee is non-refundable. We only process one (paid) application at a time, in the order in which they are received. Failure to provide requested info during the application process within the time requested will result in cancellation of application. Providing false information will result in immediate denial.

**Applicants:**

Each person 18 years of age and older must complete an application and only those applicants may reside in the property. Applications must be made online.

**Processing fees:**

There is a \$50.00 non-refundable processing fee for each applicant. Fee must be paid online at time of application.

**Credit Criteria:**

We will obtain a credit report for each applicant. Chapter 7 Bankruptcy must be discharged for 1 year, Chapter 13 Bankruptcy must have 12 months of repayment history. Excessive charge-offs or collection accounts may be cause for rejection. The following will result in automatic rejection: Debt to prior landlord, federal tax lien, default on student loan or child support.

**Rental History:**

We will check the last 3 years of rental history. Please provide current email addresses (preferred) or phone numbers for all landlords. Owing a balance to a landlord or having been evicted is cause for automatic rejection. All terms of current leases must be satisfied for approval.

**Income Criteria:**

Please provide at least the last 2 years employment history. Applicant's gross monthly income must be 3 times the monthly rent. Income will be verified. Please submit 2 most recent pay stubs. Self-employed applicants must submit their most recent tax return and bank statements for the previous 3 months. Please attach proof of income to your application.

**Lease Guarantors (Co-Signers)**

Lease Guarantors/Co-signers will be accepted only for applicants who are full time students.

**Criminal Background Check:**

A criminal background check will be run on each applicant. Convicted sex offenders are not allowed in any Moxie property regardless of the age of the conviction. Other felony convictions, less than 10 years old, will result in an automatic denial; these conviction(s) may involve:

Murder, Burglary, Kidnapping, Sexual assault, Indecency with a child, Prostitution, Human trafficking, Elder or child abuse, Sex offenses, Drug offenses, Similar offenses

**Pet Policy:**

All pets are subject to management approval, please ask before applying. We require all pets to be screened through [PetScreening.com](http://PetScreening.com). If a pet is approved, there will be a minimum \$250 non-refundable fee per pet. The fee may be increased, as required by property owner. A pet agreement must be in effect before any pet is allowed on the property. Please upload a full body picture of the pet taken with you and current shot records to your application.

**Identification:**

A valid, government issued photo identification must be provided at the time of application and should be attached when submitting application.

**Approval:**

SECURITY DEPOSIT MUST BE PAID WITHIN 24 HOURS OF APPLICATION APPROVAL. All security deposits must be paid electronically, we will provide you with the link via text or email upon approval. Properties will only be held for 2 weeks. The lease must be executed within 3 days of application approval. The full first month's rent, \$99 admin fee, and any pet deposits/documentation fees are due before move-in and are to be paid electronically in the same manner as the security deposit.

Thank you!