

Westlakes Apartments

Minimum Tenant Requirements

Proof of Residential History:

All applicants to rent must report their places of residence for the past three years.

When appropriate, they must authorize access to their rental or mortgage records to show that they have acted responsibly.

Employment, Income or Asset Requirements:

Tenants must have verifiable evidence of adequate assets or employment from which it could be reasonably concluded that rental payments could be made on a continuing basis for the term of the lease. Generally, we expect that net earnings or other income sources for single residents to be in the range of not less than 2.5 to 3 times rent. We expect the combined income for two or more occupants to be 3.5 to 4 times rent. Other factors may be considered in this determination.

Some of the above requirements may be waived pending other considerations such as the payment of an increased security deposit or providing a qualified cosigner.

Credit Requirements:

Tenant must authorize access to their credit reports and demonstrate a history of reasonably good credit.

Reasons for Denial of Applications

False, fraudulent, misleading or withheld information on the application to rent

An unlawful detainer judgment or eviction

Community Debts

A conviction or convictions for any charges involving, but not limited to, theft, assault, intimidation, drug-related or weapons charge, obscenity and related violations, sex crimes and/or child sex crimes.

No person shall be denied the right to reside at one of our apartments based on the applicant's race, color, religion, national origin, age, gender, disability, marital status or sexual orientation.