



Rental Requirements, Restrictions & Standards

All requirements must be met in order to start the application process:

- ✓ All Leaseholders **MUST** be 21 years of age or older.
- ✓ Any one over the age of 18 years must complete a rental application.
- ✓ Combined income must be at least **3x's** the monthly rental amount.
- ✓ Each applicant must consent to a credit and background screening.
- ✓ At least 3 years of positive credit (**630+**) must be established with no collections, evictions or judgments.
- ✓ At least 3 good character references from employers, professors or non-relatives.
- ✓ Employment must be established and 3 months of pay stubs to be provided or proof of income.
- ✓ A positive rental reference **required** or property tax document of previously or currently owned property.
- ✓ Non existing credit can result in denial OR require a qualified cosigner that can meet the same criteria and be a guarantor on lease (additional application fees will apply).
- ✓ All applicants must be free from ANY felony convictions.
- ✓ Deposit must be paid in full to hold any property
- ✓ Occupancy standards are a maximum of two people per bedroom.
- ✓ Bankruptcy within the past two years can result in denial
- ✓ **Tenants must obtain and maintain rental insurance for the term of the lease.**

Automatic denial of application:

- Inability to meet all of the requirements above
- Registered sex offenders or predators.
- ANY felony offense.
- Any criminal conviction relating to violence against people or property in the past 7 yrs.
- Any criminal conviction involving illegal use, possession or manufacturing of illegal drugs in the past 7 yrs.
- Collection efforts filed by past landlord or property management companies.
- Any past unlawful detain action or eviction.
- Incomplete or unverifiable information on rental applications.
- Discrepancies between rental application and verified information.
- Any rental history upon which previous landlord refuses to re-rent to applicant.



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