

Rental Application Requirements & Tenant Criteria

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Thank you for your interest in leasing with Anchored Properties. Please review the following application requirements and submission guidelines. All applications are reviewed on a case-by-case basis.

What We Review

- Rental History
- Credit History (specific score not required). Utility collections, judgments, payment patterns, medical collections, and student loan collections are reviewed on a case-by-case basis.
- Criminal Background
- Minimum gross monthly income must equal 2.5x the monthly rent.
- Preferred 3–5 years of work history (case-by-case consideration available).

Application Checklist

- Completed RentSpree application for each occupant over the age of 18
- Copy of Driver's License or Social Security Card
- Proof of income (last 2 months of pay stubs)
- Bank statements may be requested to verify deposits and income
- Application fee submitted through RentSpree

Additional Information

- Incomplete applications will not be processed.
- Pets considered on a case-by-case basis (maximum of 2 approved pets).
- Non-refundable pet deposit required.
- Security deposit equals one month's rent and is due upon approval.

Anchored Properties reserves the right to request additional documentation during the application review process.