

Basic Admission

Prior Rental History

- Applicants with 2 financial evictions or any behavioral evictions in the last 5 years will be disqualified immediately.
- Applicants with a financial eviction in the last 5 years must provide proof of landlord repayment for consideration.
- Applicants with 3 detainer filings within last 2 years will not be considered.
- Applicants who are prior tenants of Urban Housing Solutions and were evicted for behavioral reasons or non-renewed will not be considered for tenancy unless there are compelling circumstances.

Criminal Background

- UHS conducts criminal background checks on all adult applicants.
- Applicants with egregious criminal activity (assault, public drunkenness, prostitution, drug use, etc.) will be required to document completion of a rehabilitation program that treats that particular behavior.
- Applicants with one or more felony events over 5 years old **may** be considered.
- Applicants who show a pattern of criminal behavior, particularly if it is violent or drug-related, will be disqualified.
- Misdemeanors and moving violations will be considered on a case-by-case basis.
- Applicants who have been convicted, pleaded guilty to, or served time for arson will be disqualified.
- Applicants on the Sexual Offender registry may be considered for specific properties.

Income

- Applicants must provide proof of adequate income for the apartment desired:
 - rent for unsubsidized units must not exceed 33% of gross income (less garnishments) if utilities are not included or 40% (less garnishments) if utilities are included. We will accept “Guarantors or Co-signers” who can document sufficient income.
- Applicants’ household income must not exceed limits set for the apartment desired...generally not over 80% of the median family income.
- If employed, must have 90 days continuous employment at the time of occupancy (not necessarily at the same job). Temporary agencies are acceptable given assurance of continuous employment.
- Applicants must verify their income with a minimum of one month of recent income documentation or two years of tax returns.
- Applicants with an active or “dismissed” bankruptcy will not be considered.
- Applicants with a “discharged” Chapter 13 bankruptcy will be considered after one year of discharge.
- Applicants with a “discharged” Chapter 7 bankruptcy will be considered after two years of discharge.