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Applicant Criteria and Occupancy Standards

The selection criteria below explains River Walk Apartments policy in regards to standards that must be met in order to qualify as a resident in our community. River Walk and its managing agents do not discriminate on the basis of race, creed, color, sex, religion, national origin, handicap, or familial status. If you have any questions regarding the selection criteria, please do not hesitate to ask the community manager.

Income	3 times the rental rate of the unit desired
Income-Co-Signer	4 times the rental rate of the unit desired
Income-Student	Income exemption / must have a qualified co-signer

Applicants and Co-signers

- Must have verifiable employment or verifiable source of income
- Must provide most recent pay stubs for 1 month
- Must meet or exceed the monthly income requirement
- If self employed, must provide most recent federal tax return
- Must provide Government issued pictured Identification and social security card
- Must meet all qualifying criteria
 - Co-signers must sign co-signer agreement

Student Applicants

- Must provide proof of current enrollment (Student ID Card w/ student status)
- Must provide Government issued pictured Identification and social security card

General

A credit and criminal report will be processed on all persons applying for an apartment at River Walk. A credit report will be processed on all co-signers.

Applicants may be denied for

- Unsatisfactory Credit
- Previous or current lease violations to include skips or evictions
- Judgments or outstanding balance with current or previous landlord or mortgage holder
- Inability to verify Social Security Number
- Criminal history to include felonies, misdemeanors relating to drugs, burglary, assaults. Additional misdemeanor charges will be considered on a case by case basis
- Inaccurate or falsified information

An individual, who may constitute a direct threat to the health and safety of an individual, the community or property of others, will be denied.

Your signing of the application gives us the authorization to access all information required to determine eligibility for residency at River Walk Apartments

