

Stenberg Properties

630 E. 9th Ave. _____ d.b.a. Golden Sands/Broadway Apartments
Apache Junction, AZ 85219 _____ 480-982-2245

THANK YOU FOR YOUR INTEREST IN OUR COMMUNITY

TO QUALIFY FOR RESIDENCY, WE ASK FOR THE FOLLOWING REQUIREMENTS:

1. You must make two and a half (2.5) times the rent amount (within \$50 dollars) per person, combined for married couples, or have six (6) months worth of rent in an account that is verifiable, (checking or savings). Co-signers must make 5 times within \$100.00.
2. Six (6) months on the current job. Can include a transfer with the same company, or one year in the same line of work. Or if you have 6 months worth of rent in an account (checking or savings) verifiable.
3. Six months current rental history. If you own your own home, we will need verification from the Mortgage Company if not on the credit report. If currently staying with someone, you must have proof of rental history on a lease in the last 24 months.
4. If you have no rental history, you may still qualify without a co-signer if you meet all of the above without question and you have established credit history without delinquent accounts. (No credit history would not count).
5. ***RENTAL HISTORY THROUGH RELATIVES OR FRIENDS IS NOT CONSIDERED, OR RENTAL HISTORY WITHOUT A SIGNED, LEGAL RENTAL AGREEMENT.
6. Credit report may not have more than 5 delinquent accounts. Not including tax liens, medical bills, and student loans. Bankruptcy is ok if it has been discharged. A current chapter 13 is considered open and will require a co-signer.

YOU WILL BE DENIED IF:

1. Credit report has on open bankruptcy (bankruptcy has not been discharged).
2. You have derogatory rental history, (slow payments, non-compliance notices, non-renewal etc).
3. Credit report has any judgments, skips, or evictions relating to rental history within the past 2 years. If older than 2 years, accounts must be satisfied. This includes rental related collections, (cleaning or damage charges, violation fines).
4. In the last 5 years you have any criminal history of manufacture or distribution of a controlled substance, or you have criminal history of any type of crime that would be considered a threat to real property or to other residents' peaceful enjoyment of the premises. This includes active probation.