

Application Requirements and Resident Qualification Standards

****\$65.00 Application fee for each individual over the age of 18****
Kunkel Wittenauer Group does not accept co-signers

Income Requirements

- Net monthly Income of 3 times the rent. Income is added together for all occupants on the lease. *Education loans and grants, and cash benefits are not considered a source of income.

Credit Requirements for each individual over the age of 18

- Good credit history is expected. Good payment history and on time payment expected.
- No delinquencies or mortgage debt (medical and educational debt exempt)
- No foreclosures
- No collections
- No judgements
- No bankruptcies

Housing Requirements for each individual over the age of 18

- No rental evictions
- Good landlord reference (no lease violations, owing money, unauthorized tenants, etc.)

Animal Guidelines on Properties that allow pets

- No Pit Bulls, Rottweiler, Doberman or mixture including these breeds
- PetScreening application must be submitted for each application regardless is a pet will be staying at the property.
- All pets must be up to date on all vaccines. Veterinary records must be available upon request.

Background Requirements

- No felonies of any kind in the past 10 years
- No Sex Offender / Sexual Predator convictions
- Must not have 3 or more Misdemeanor or higher level convictions in the past 5 years

Frequently Asked Questions

- **How long does it take to process the application?**

Due to an increase in fraudulent applications and income verifications, our application processing time is 5-7 days. We appreciate your patience as we must make extra efforts to catch those attempting to commit fraud.

- **What documentation is required?**

Government issued ID, 2 recent pay stubs, or proof of income

- **Is there a fee to apply?**

Yes, there is a non-refundable \$65 application fee to apply. Each occupant over 18 years of age is required to apply and meet the qualifications individual with the exception of income.

- **Am I paying Kunkel Wittenauer Group my application fee?**

No. All applications are processed by Findigs. Please direct all inquiries regarding your file to the following contact: 618-632-8200 x 100

- **When is the deposit due?**

The deposit is due within 24 hours of application approval and paid via Walmart Cashpay.

- **What else is due prior to moving in?**

There is a \$225.00 nonrefundable Administration fee. The Administration fee is to cover the expense associated with administrative work completed prior to your move in. Additional fees may apply based on application qualifications.