



Conscience Bay Application Requirements

All potential residents over the age of 18 must submit an application

- 1. Proof of Income:** Must have at least 3 consecutive months of documented proof of income in the form of tax documents, pay stubs, or bank statements. The minimum proof of income required is 3X rent for net income or 3.5X rent for gross income. Monthly liabilities found on the credit report may be deducted from the applicant's income. If the number of people that will live in the unit exceeds the number of bedrooms, an additional 0.5X rent will be required for the # of people greater than the # of bedrooms.
*Ex: If 5 people are applying for a 3-bedroom house, the net income requirement would be 4X rent. *No more than 2 people per bedroom.*
- 2. Credit:** The average credit score of all applicants must be at least 650. Conscience Bay uses TransUnion's credit scores.
- 3. Evictions/Collections:** No evictions in the past 10 years. No open accounts from collection agencies on the credit report.
- 4. Criminal History:** Most criminal convictions will immediately disqualify an applicant except for the following: traffic, drug use/possession, DUI/DWI, or other alcohol related convictions. If you are unsure, please contact management before applying.

If applicants fail to meet one of the requirements, excluding criminal, they may be able to substitute the requirement for a cosigner or a last month's rent deposit. Cosigners must fill out an application and have a credit score of at least 700. Failure to meet two or more of the requirements will result in an automatic disqualification. Conscience Bay LLC reserves the right to disqualify applications for other factors including but not limited to falsified information on applications and negative rental references.