



2026 Rental Criteria

- 12 months valid and verifiable rental history
- Full Background Checks: Credit History, Criminal, and Evictions
- Employment: 12 months on the job or previous employment in same kind of work
- Income: two and a half to three times (2.5 - 3x) the monthly rent in household income
- 1-year lease requirement, all utilities are to be placed in tenant's name
- Valid Social Security Number
- If under the age of 21, cosigner will be required

Grounds For Denial

- False or Inaccurate Personal Information
- Verified Eviction
- Delinquencies with Utility Companies
- Delinquencies with Previous Property Management
- Large Unpaid Personal Debt
- Bankruptcies
- Verifiably Negative Rental History
- Felony Convictions (Violent or Theft Convictions)
- Sexual Offender

Lease Information

- If approved, applicants have seven (7) days to schedule and sign the Lease Agreement.
- Leases must be signed in person at our office.
- First month's Rent + Security Deposit will be due in full at Lease Signing. This amount is to be paid in cash (**exact change only**) OR in the form of two Cashier's Checks. One for the Rent amount and one for the Security Deposit. Both are to be written to "The Cate Group"
- Once lease is signed, Tenant will have 24 hours (or the end of the next business day) to have utilities placed in their name (unless otherwise specified)

Application Fees

- \$55 per application
- Individual applications are required for all potential tenants aged 18+

Security Deposit

- Equivalent of one month's rent (unless otherwise specified)
- Is refundable if: the Premises (including all carpet) is professionally cleaned, all personal items have been removed, all keys are returned, full 30-day notice has been paid out, and any remaining balances are paid in full.