Below are the general guidelines for our application process. Applications need to be completed online at www.hndrealty.com. Please complete the application in its entirety and submit to our property along with the application fee.

APPLICANT QUALIFICATIONS:

IDENTIFICATION:
All persons 18 years and older must complete an application and will be considered a leaseholder or occupant.

All applicants must have proper U.S Citizenship. All persons residing in the household will be required to provide proof of identification.

OCCUPANCY LIMITS:
Davidson County Occupancy Code Section 16.24.400-Occupancy Limits. No more than three (3) unrelated adults can occupy a dwelling unit.

CRIMINAL HISTORY:
Applicants with certain felony or misdemeanor convictions will be denied.

CREDIT:
Applicants credit must be in good standings. If the credit falls below our company standards, the applicant(s) will be denied. Bankruptcies must be discharged for a period greater than one (1) year.

INCOME:
Total income of the household must be three (3) times the rental amount per month. Applicant(s) must provide legitimate proof of income. 90 days of check stubs and 3 months of bank statements must be provided to verify income.

RENTAL HISTORY:
At least two (2) years of rental history must be provided and verified. Applicants without rental history will be subjected to a higher deposit or denial of the application.

CO-APPLICANTS:
Co-applicants must complete an application, provide proof of income and rental history when applying to meet qualifications for an applicant.

REQUIRED DOCUMENTS:

ACCEPTABLE FORMS OF IDENTIFICATION:
State Identification (Current Driver's License)
United States Passport
Military Identification Card
Employment Authorization Card
Citizenship Identification Card
Temporary or Permanent Resident Card

ACCEPTABLE FORMS OF INCOME:
3 months of most current paycheck stubs
3 months of most current bank statements
Offer letters- must be provided directly on the company letterhead and signed by the HR agent. All documents will be verified before an approval or denial.

ACCEPTABLE FORMS OF RENTAL HISTORY:
Most current ledger card (Landlord/Apartment Complex can provide a copy)
Rental Verification Notice (Our office staff will email/fax this document to your current/past landlord to verify payment history)