

Thunderbird Apartments Rental Criteria

All adults 18 years of age and older who plan to occupy the home must submit their own rental application

Latest Lease Start Date

Your lease start date must be within 21 days of the unit's available date.

Roommates

Roommates are allowed.

Community Property State (Arizona)

In accordance with Arizona's community property laws, spouses are required to apply and sign the lease as a guarantor.

Maximum Number of Occupants

Households with more occupants than 2 per bedroom plus 1 may be denied.

Minimum Monthly Income

Your household's average estimated gross monthly income (AEGMI) must be at least 2 times the monthly rent. We accept all legal forms of income and may request documentation for verification.

Housing Vouchers

Housing vouchers are allowed.

Voucher Gross Income Multiple

Household income must be at least 2 times the portion of rent not covered by the voucher.

Photo Identification Required

Valid government-issued photo identification is required for all adults.

One Adult in Household Has Credit Score

At least one adult in the household must have an established credit file. No minimum credit score is required. Applicants with no credit history will be considered as having favorable credit.

Chapter 7 Bankruptcy Discharge Date

Chapter 7 Bankruptcy must be discharged before application submission.

Chapter 13 Bankruptcy Order Date

Chapter 13 Bankruptcy must have a filed date at least 1 year before application submission.

Criminal background checks are reviewed on a case-by-case basis, with an emphasis on time passed, the nature of the offense, and evidence of rehabilitation.

Time Since Felony Conviction

All felony convictions must be over 3 years old.

Time Since Violent Crime Conviction

Applicants must have no felony convictions less than 5 years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb-related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner.

Time Since Felony Sentence Completion

Felony sentence completion must be at least 1 year ago, with no new criminal activity since.

Time Since Drug & Alcohol Conviction

Convictions of any drug-related offenses involving possession only or any alcohol-related offenses where no one was permanently injured or killed must be more than 6 months old.

Outstanding Warrants

Applicants with active warrants are not eligible until the warrant is resolved. We welcome applicants to reapply once the matter is cleared.

Registered Sex Offenders

Registered sex offenders are not allowed.

Time Since Prior Evictions

No evictions within the past 12 months. Prior evictions older than 12 months will be reviewed on a case-by-case basis.

Monies Owed to Landlord

Balances owed to prior landlords over \$5,000 may result in denial. Balances below this amount may be considered with proof of an active payment plan.

Pets

Pets are allowed.

Maximum Number of Pets

Number of pets must be equal to or less than 2.

Cats

Cats are allowed.

Dogs

Dogs are allowed.

Restricted Dog Breeds

Varieties or mixes of listed restricted dog breeds are not allowed.

Maximum Pet Weight

Animals must weigh 50lbs or less.

Approval Required for Other Types of Pets

Approvals from the housing provider are required for all other non-standard animal species prior to acceptance.

Assistive Animal Documentation Required

Documents from a care provider are required to verify the assistance provided by the animal.

Guarantors For Income

Guarantors are allowed for income.

Guarantors For Credit

Guarantors are allowed for credit.

Minimum Guarantor Income

Guarantors must have a monthly income of at least 4.5 times the monthly rent.

Minimum Guarantor Credit Score

Guarantors must have a credit score of at least 600.

Additional Requirements

Applicant understands that deposits and fees listed on any advertising may be required to be paid in full in as little as 24 hours from acceptance and no later than prior to move in.