Continental Villages
LUXURY APARTMENT HOMES

Rental & Occupancy Criteria Highlights

Application and Fees

APPLICATION FEE	HOLDING DEPOSIT
$45	**$200**
per applicant (18+) non-refundable	due at application to hold unit and lock rental rate

- Refundable if canceled within 3 days or application is denied (refund may take 14 business days).

Applicant Requirements

- **ID:** Valid government-issued photo ID required (18+).

- **Occupancy Limit:** 2 persons per bedroom + 1 (e.g., 1 bed = 3 people max).

- **Credit Check:** Handled by RealPage. Applications may:
  - Pass Approved.
  - Pass with Conditions Extra deposit or co-signer required.
  - Fail Denied.

Reasons for Denial

- No valid ID or falsified application.

- Poor credit/judgments (e.g., multiple monetary judgments, unlawful detainers bankruptcy not discharged).

- Returned check for application/holding fees.

- Certain criminal convictions (e.g., assault, sexual offenses, drug manufacturing, domestic violence).

Co-Signers

- Allowed only if applicant is "Pass with Conditions."
- Must show income 5x rent, pass credit screening, and sign the lease.
- Deposit = 1 month rent if co-signer is used.

Income Requirements

- Income must equal 2.5x rent (leaseholder only).
- Proof options include:
  - 3 recent pay stubs + 3 months bank statements,
  - 2 years tax returns,
  - Offer letters, pension, government benefits, child support, self-employment docs, etc.

Applicants Without SSN

- Must show income 2.5x rent and provide other verifiable financial documentation

Verification

- Employment and prior residency history will be checked.

Transfers (Current Residents)

- Must reapply and show income 2.5x rent.

Contact Us

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