

How to qualify

All leases are for a period of one year, at their expiration renewable annually. Maximum number of occupants in a 1Br/1Bath or 2Br/1Bath is three; in a 2Br/2Bath is five. No liquid-filled furniture and no pets of any kind are allowed. Landlord pays for water and trash pick-up; tenant pays for electricity and gas for cooking and space heating.

ALL APPLICANTS MUST MEET THE FOLLOWING REQUIREMENTS:

- A. No unlawful detainer or eviction in the last five years**
- B. No felony convictions**
- C. No bankruptcy filing in the last five years**
- D. Positive rental history from third party references for two years**

If you are financially independent:

- 1. Monthly income must be at least three times the stated monthly rent,**
- 2. Complete & submit to Levering Heights your Application to Lease**
- 3. Submit copies of Driver License, (and Student ID card)**

If you are a dependent full-time student:

- Complete & submit to Levering Heights your Application to Lease**
- Submit copies of Driver License and Student ID card**
- Guarantor to complete & submit to Levering Heights Guarantor's Application**
- Your Guarantor must meet the condition in item1., above**

If you are a fulltime student and have financial aid package:

- Complete & submit to Levering Heights your Application to Lease**
- Submit copies of Driver License and Student ID card**
- Submit a copy of your Financial Aid Notification for the academic year**

If you are an international student:

- Complete & submit to Levering Heights your Application to Lease**
- Submit copies of your Passport and Student ID card**
- Submit proof of funds from your country of origin OR documentation from the institution you are attending that you have the financial means of support.**

**Levering Heights is an equal housing opportunity lessor.
We do not discriminate against anyone for any reason
including age, sex, race, color, creed, or nationality.
We do not lease on a first-come-first-serve basis.**