

Ivy Property Management

Rental Qualifications – Applicant Overview

We are committed to a fair, transparent, and lawful rental process. This one-page overview explains our general rental qualifications for properties in **Washington, DC, Maryland, and Virginia**.

Fair Housing

We follow all Fair Housing laws and do not discriminate based on any protected status. Reasonable accommodations are available upon request.

Who Must Apply

All adults 18 years or older must submit an application, photo ID, and required documentation. Applications are reviewed in the order they are completed.

Income

Household income typically needs to be about 2.5–3 times the monthly rent. All lawful sources of income, including housing assistance, are accepted.

Credit

Credit history is reviewed as allowed by law. Less-than-perfect or limited credit does not automatically result in denial and may be considered with additional documentation or a guarantor.

Rental History

Prior rental history is reviewed when available. Positive payment history and lease compliance are considered.

Background Screening

Criminal background screening is conducted only as permitted by law. A record does not automatically disqualify an applicant.

Occupancy

Occupancy limits are based on property size, layout, and local housing codes. All occupants must be listed on the application.

Pets & Assistance Animals

Pet policies vary by property. Service and assistance animals are not considered pets and are accommodated by law.

Deposits & Fees

Security deposits and any permitted fees comply with DC, MD, and VA laws and are disclosed before move-in.

Final Note

Meeting these guidelines does not guarantee approval. Property-specific and owner requirements may apply.