



## Rental Applicant Criteria

There is a \$46.00, non-refundable rental application screening fee for single adults or married couples to ascertain credit and background information. Anyone residing in a home over 18 years of age is required to fill out an application.

Occupancy is limited to no more than two persons per bedroom. Exceptions must be approved by the Landlord.

Monthly income must be at least three times the monthly rental amount.

Applicants are required to provide a copy of their driver's license or other photo ID.

Employment is verified for a period of one year. Employment must be verifiable by telephone to employer(s). Copies of two months current paystubs or bank statements may be required to verify income.

Self employment or extra income must be verified from tax returns or additional verifiable documentation.

Current and previous landlords or rental managers from the past 12 calendar months will be contacted for references.

Section 8 – If Landlord(s) will accept Section 8 applicants, the applicants must meet the same criteria as stated above.

The data derived from the rental applications will be reviewed on a verbal basis only with the Landlord. No one other than Property Management personnel will be allowed to read the results of the application and no copies will be made under any circumstances. By law, applicants must contact the screening company directly for a copy.

### Negatives:

*The following items may be sufficient to deny tenancy...*

- Credit score below 500
- Unpaid collections greater than \$2000
- Instance of improper or lack of intent to vacate and/or a lease broken by the applicant
- Instance of unauthorized pets or persons occupying a unit rented to the applicant
- Unverifiable Social Security number

### Terminals:

*Each of the following items shall be considered terminals and are sufficient to deny tenancy*

- Open bankruptcy or foreclosure
- Unpaid collections for previous rentals
- Any eviction or unlawful detainer action
- Any conviction for the selling or possession of drugs
- Any registered or unregistered sex offender
- Any history of malicious or violent behavior including domestic violence
- Any criminal conviction which involves theft, burglary, robbery or a crime of violence
- Any false or misleading information submitted on the written application provided by the applicant