



Rental Applicant Criteria

- A. There is a \$42.00 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.
- B. Occupancy is limited to no more than two persons per bedroom. Exceptions must be approved by the Landlord.
- C. Monthly income must be at least three times the monthly rental amount.
- D. Employment is verified for a period of one year. Employment must be verifiable by telephone. Copies of two current paystubs may be required to verify income.
- E. Self-employment or extra income may be requested from recent tax returns
- F. Current and previous landlords or rental managers from the past 12 calendar months will be contacted for references.
- G. 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.

Each applicant screening report will be reviewed for two types of adverse information, negatives and terminals...

Negatives:

Three or more of the following items may be sufficient to deny application...

- *Credit score below 500
- *Unpaid collections greater than \$2,000
- *Two credit account charge off, discharged Chapter 13 Bankruptcy, vehicle repossession, lien or any unpaid civil judgment in the last 5 years.
- *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.
- *Reasonable likelihood that the applicant or household member may interfere with the peace and quietude of the community.

Terminals:

Each of the following items shall be considered terminal and are sufficient to decline application...

- *Open Bankruptcy
- *Unpaid collection for previous rentals.
- *Any eviction or unlawful detainer action or any current 3 day or 10 day notice.
- *Any conviction for the selling or possession of drugs.
- *Any registered or unregistered sex offender.
- *Any history of malicious or violent behavior and/or more than 2 convictions of domestic violence.
- *Any false or misleading information provided by the applicant on the written application.
- *Any criminal conviction which involves theft, burglary, robbery or a crime of violence.

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