

# **Screening Criteria for Residency**

## **Owner/Agent's Evaluation Process**

Upon receipt of completed application, the content of the application is compared to the screening criteria by the agent. The application is either approved or denied based off the following screening criteria.

-Occupancy is based on the number of bedrooms in the residence. (A bedroom is defined as a habitable room that is intended to be used primary for sleeping purposes and contains at least 70 square feet and is configured so as to take the need for a fire exit into account.)

-The general rule is two persons are allowed per bedroom. Owner/Agent may adopt a more liberal occupancy standard based on factors such as size and configuration of the unit, size and configuration of the bedrooms, and whether any occupants will be infants.

## **GENERAL STATEMENTS**

1. Any of the following items, or combination thereof, will be accepted to verify the name, date of birth and photo of the applicant:

1. Evidence of Social Security Number (SSN Card)
2. Valid Permanent Resident Card
3. Immigrant Visa
4. Individual Taxpayer Identification Number (ITIN)
5. Non-Immigrant Visa vi) Any government-issued identification regardless of expiration date

6. Any non-governmental identification or combination of identifications that would permit a reasonable verification of identity

2. Each applicant will be required to qualify individually or as per specific criteria areas.

3. Inaccurate, incomplete or falsified information will be grounds for denial of the application.

4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, termination shall result.

5. Any individual whose tenancy may constitute a direct threat to the health and safety of any individual, the premises, or the property of others, will be denied tenancy.

## **INCOME CRITERIA**

1. Monthly income must be 1/3 of the stated monthly rent. \*\*Applicants failing to qualify under this section may, at Owner/Agent's discretion, will be required to pay an additional security deposit in the amount of half a month's rent.
2. Twelve months of verifiable employment will be required if used as a source of income.

## **CREDIT CRITERIA**

1. -Credit Scores 575 or higher will be considered approved. Anything below 574, will be evaluated further.
2. Negative or adverse debt showing on consumer credit report will require a security deposit not to exceed one and a half month's rent and/or qualified co-signers.
3. Ten or more unpaid collections (not related to medical expenses) will result in denial of the application.

## **RENTAL HISTORY CRITERIA**

1. Twelve months of verifiable contractual rental history from a current unrelated, third-party landlord, or home ownership, is required. Less than twelve months verifiable rental history will require a security deposit not to exceed one and a half month's rent and/or qualified co-signer.
2. Three or more notices for nonpayment of rent within one year will result in denial of the application.
3. Three or more dishonored checks within one year will result in denial of the application.
4. Rental history reflecting any past due and unpaid balances to a landlord will result in denial of the application.
5. Rental history including three or more noise disturbances or any other material non-compliance with the rental agreement or rules within the past two years will result in denial.

**EVICTION HISTORY CRITERIA** Five years of eviction-free history is **required**. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.

## **CRIMINAL CONVICTION CRITERIA**

Upon receipt of the Rental Application and screening fee, Owner/Agent will conduct a search of public records to determine whether applicant or any proposed resident or occupant has a "Conviction" (which means: charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea), for any of the following crimes:

- Any criminal mischief within the last 5 years
- Any dishonesty/fraud within the last 5 years
- Any driving under the influence offenses within the last 5 years
- Any drug possessions within the last 5 years
- Any drug trafficking/manufacturing within the last 5 years
- Any marijuana possessions within the last 5 years
- Any marijuana trafficking/manufacturing within the last 5 years
- Any other drug offenses within the last 5 years
- Any other crimes against persons within the last 5 years
- Any other crimes against property within the last 5 years
- Any other crimes against society within the last 5 years

Any financial non-violent offenses within the last 5 years  
Any non-violent offenses within the last 5 years  
Any sexual offenses within the last 5 years  
Any violent offenses within the last 5 years  
Any weapon offenses within the last 5 years  
Any drug trafficking/manufacturing within the last 5 years  
Any marijuana possessions within the last 5 years  
Any marijuana trafficking/manufacturing within the last 5 years  
Any other drug offenses within the last 5 years  
Any sexual offenses within the last 5 years