

# Tenant Screening Criteria

## Property Information:

This criteria is for the rental property located at 15841 Ridgeroe Ln. The acting property manager is Realvest Property Management.

This property has the following pet and smoking policies:

- Pets are allowed on a case-by-case basis.
- Smoking is not allowed.

## Rental History Criteria:

At this property we require that the tenant have zero evictions on record.

The following items can be considered a deniable factor:

- More than 2 late rent payments on record in a 12 month period
- Any noise complaints on record in a 12 month period
- Broken lease agreements with previous landlords
- Inaccuracy or falsification of the rental application

## Income Requirement Criteria:

This property requires that the tenant doesn't spend more than 40% of their gross monthly incomes on rent.

If the applicant doesn't meet this standard rent to income criteria, this will result in an increased security deposit or the requirement of a co-signer.

The following items can be considered a deniable factor:

- Lack of proof of income
- Falsification of income
- Cannot meet income requirements
- Final recommendation will also be dependent on income, rental and employment history

## Credit History Criteria:

Various factors from the credit report are used as screening criteria including the following:

- This property requires a 620 or above credit score. If the tenant has a score below this, it will result in an increased deposit or cosigner requirement.
- A bankruptcy discharge will result in an increased security deposit or the requirement of a co-signer.
- A paid rental collection and/or judgment will result in an increased security deposit or the requirement of a co-signer.
- Final recommendation will also be dependent on income, rental and employment history.

Deniable factors include:

- Unpaid rental collection or judgment(s), Unverifiable Social Security Number, Open Bankruptcy

### **Public Records Criteria:**

An eviction and criminal records search will be conducted as part of the screening process.

Deniable factors include the following:

Murder (1st and 2nd degree), Kidnapping (All counts), Manslaughter (1st degree), Theft (1st & 2nd degree), Assault (1st, 2nd, & 3rd degree), Forgery, Burglary (1st, 2nd degree), Vehicle prowling (1st degree), Robbery (1st & 2nd degree), Malicious mischief (1st degree), Sexual related offenses (all counts), Arson (1st and 2nd degree), Reckless burning (1st degree), Delivery or sale of controlled substances (all counts), Possession with or without intent to deliver (all counts), Manufacturing with or without intent to deliver (all counts)

### **Cosigner Criteria:**

This property requires that the cosigner doesn't spend more than 40% of their gross monthly incomes on the rent.

The cosigner shouldn't have any of the following:

- Active Liens, Judgments, Recently Filed Bankruptcies