

# JP REI

## J-P REI Solutions Tenant Screening

1. Application Fee is \$35 per applicant
2. Rental term is a minimum of 2 years.
3. Animals
  - a. NO violent breeds
  - b. Pets are on case by case basis
  - c. No large pet allowed over 30 lbs pounds
  - d. \$200 pet fee
  - e. \$40 per month extra
4. Evictions
  - a. Past Evictions within the last 60 months must have double deposit if accepted
  - b. Evictions 61 months or longer no double deposit
5. Criminal History
  - a. NO sex offenders
  - b. No violent history within 60 months
  - c. Violent criminal history with 61 to 120 month double deposit if accepted
  - d. Nonviolent criminal history with 60 months double deposit
6. Bankruptcy
  - a. If bankruptcy within 60 months double deposit required
  - b. 61 months or more, no double deposit required
7. Credit History
  - a. Applicants with good credit (599 FICO or better), we will require first month's rent and security deposit at signing of the lease
  - b. For applicants with poor credit (598 FICO or less, or with no credit history), we will require first months' rent and double security deposit at signing the lease. (subject to additional qualifications)
8. Rent to income ratio.
  - a. Applicants must show proof of income at least 3 times the monthly rent to qualify.
9. If tenant has evictions, criminal history, bankruptcy and bad credit as listed above they will need to increase deposit as listed below if accepted.
  - a. 1 deposit for standard lease agreement
  - b. 1 deposit for evictions history
  - c. 1 deposit for criminal history
  - d. 1 deposit for bankruptcy history
  - e. 1 deposit for bad credit
  - f. If tenant has 3 or more of the above we will require someone to also sign as a guarantor on tenants behalf. Guarantor needs to have 650 plus credit score, no evictions, and no criminal history.
- Appliances are generally not included. If there are appliances present in home, landlord assumes no responsibility over them.