

Tenant Screening Criteria

Property Information:

This criteria is for rental properties managed by Realvest Property Management. These properties have the following pet and smoking policies:

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

Rental History Criteria:

We require that the tenant have zero evictions on record in the last 7 years. 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:

We require 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), 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)*

Cosigner Criteria:

Our properties require 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