



V. 3/2023

TENANT SELECTION CRITERIA

Dear Prospective Tenant:

Thank you for your interest in a rental home ("Rental") managed by HomeRiver Group® ("Manager"). We require that all prospective residents meet the following qualifying criteria when completing an application for a Rental and confirm that you understand and agree that:

This is an application to rent only and does not guarantee that applicant will be offered the Rental. Landlord or Manager may accept more than one application for the Rental and, using their sole and exclusive discretion, select the first qualified applicant.

All application fees paid to Manager are non-refundable.

Photo I.D.: All applicants must verify identity to complete this application. Manager reserves the right to automatically decline all incomplete submissions or the inability to verify an applicant's identity.

Applicant must physically reside in the Rental for which they are applying. Applicant must live in the Rental and disclose all persons that will be occupying the Rental. All persons residing in the Rental are subject to background checks prior to occupancy. All persons 18 years of age or older must be a leaseholder and qualify for the Rental with the applicant.

If a prospect is declined based on Manager's Tenant Selection Criteria, Manager reserves the right to take adverse action. This may include denial of the application, the requirement to pay a higher security deposit, or the requirement to obtain a qualified lease guarantor.

Occupancy limits have been established by the size of the unit. Maximum number of persons allowed is as follows (unless otherwise defined by statute or local ordinance): No more than 2 occupants per bedroom plus one unless otherwise provided for under applicable state law.

Other Qualifying Factors: Manager will take into consideration the lease term length (minimum one year), the amount of expenses needed to make the Rental acceptable to you (not including any Fair Housing related accommodation requests) and the amount of time the Rental will remain vacant until you occupy.

Automatic Decline: Applicants will be automatically declined for the following reasons: Any applicant who has been evicted by a prior Landlord for cause, Falsification of application, Invalid Social Security number, an application that has not been fully completed or is unverifiable. Additionally, Manager reserves the right to automatically decline all incomplete and unverifiable applications.

Rental Acceptance: Prospective tenant(s) are accepting the Rental in an "as is" condition. Requests for changes to the Rental must be submitted in writing with the application. Applicant must submit security deposit and a signed lease within 24 hours of acceptance of application - failure to do so may in the Manager's sole discretion result in cancellation and revocation of the lease offer.

Lease Guarantor: Guarantors will be considered for applicants who are solely denied based on income or lack of established credit history. Guarantors are not considered for applicants that fail to meet rental history, credit, or criminal background qualifications. Only one Guarantor per house is permissible. Guarantors may be relatives or an employer; friends may not serve as a Guarantor. The Guarantor must submit an application, pay the application fee and provide all necessary supporting documents.

Guarantors must have a net monthly income of 3.5 times the monthly market rent, minimum TransUnion® Resident Score must be 700 + and meet all of Manager's other Tenant Screening Criteria.

TransUnion® Resident Score	Recommendation	Explanation
0-549	Decline	Fails to meet the TransUnion® Resident Score.
550-649	Conditional	Below ideal TransUnion® Resident Score but may be considered with 2 months security deposit or maximum deposit allowable by State Law. Lower scores in this range may have higher deposits or require other adverse action to be taken.
650 +	Accept	Meets or exceeds TransUnion® Resident Score requirement.

The credit decision settings are configured by Manager based on the TransUnion® Resident Score requirement Settings and other credit data. This score describes the degree to which the applicant meets the criteria.

Bankruptcy	Recommendation
Open, Discharged or Dismissed 0-3 years	Decline
None, Discharged or Dismissed 3+ years	Accept

Residency History	Recommendation
No Landlord tenant court records, unpaid Landlord collections of any amount in the past 7 years	Decline
Pending foreclosure or foreclosure with debt(s) owed	Decline

Household Net Income / Rent Ratio	Recommendation	Explanation
0 – 1.99x	Decline	Fails to meet the income to rent ratio.
2 – 2.49x	Conditional	Below ideal income to rent ratio but may be considered with 2 months security deposit or maximum deposit allowable by State Law. Lower ratios in this range may have higher deposits or require other adverse action to be taken.
2.5x +	Accept	Meets or exceeds Resident income to rent ratio.

Assets may not contribute to qualifying income. All applicants must instantly verify income powered by Pinwheel by providing trusted income information directly from the source. Manager reserves the right to decline all incomplete and unverifiable income sources.

Criminal History	
None in Last Seven (7) Years: <ul style="list-style-type: none"> ● Drug Manufacturing or Distribution 	Pass/Fail
Items Considered/Reviewed Individually <ul style="list-style-type: none"> ● Physical Offenses Against Persons (Violent-Fatal, Violent-Non-Fatal, Kidnapping, Sex Offenses) ● Property Offenses (Theft-Related, Destruction Related) ● Financial Offenses (Fraud, Bad Check) ● Drug Use Offenses (Marijuana, Other) ● Other Felony Offenses (Motor Vehicle & License, Prostitution, Alcohol, Wildlife, Government Obstruction) 	Reviewed individually, taking into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age at time of conduct, evidence of good tenancy before & after conduct, nature & severity of conviction, and the amount of time that has passed since the conviction. Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy could result in substantial physical damage to the property of the owner or others may result in denial of application.

Fair Housing Laws prohibit discrimination based on various criteria including but not necessarily limited to race, religion, color national origin, gender, sexual orientation, age, ancestry, marital status, veterans' status, familial status, lawful source of income, and disability.

PET POLICY

Pets may be permitted case by case, depending on the Rental and community. The following breeds are prohibited which may result in denial of application:

- Akita
- Chow
- Pit Bull (a.k.a. Staffordshire Terrier or Bull Terrier)
- Malamutes
- Doberman
- Rottweiler
- Presa Canario
- Wolf/Dog Hybrids
- Cane Corso

Barnyard animals are prohibited. Baby-sitting or care taking of any other person(s) animals or pets is also prohibited. Unapproved animals on the Rental premises are considered a lease violation and could result in penalties up to and including eviction from Rental. Manager requires all pets and service animals to be screened and/or validated.