

TENANT SCREENING CRITERIA

Income requirements

2.5 times the monthly rent. Example, if the rent is \$1,500, the tenant should earn at least \$3,750 per month gross.

Credit score

A minimum score of 575 for tenant approval.

Eviction history

Tenant must not have any evictions on the background check report

Criminal history

Management company shall review the criminal history and evaluate the criminal report before rendering a decision on approval or decline. Management company shall look for:

- Specific offenses focusing on crimes in the past year related to violence, property damage, or fraud, as these may directly affect safety or financial stability.
- Management company shall consider key factors:
 - Nature and severity of the offense.
 - Time elapsed since the incident.
 - Evidence of rehabilitation or mitigating circumstances.

Landlord Reference

Tenant must have satisfactory landlord reference which shall include a good, past rental payment history, no reports of damage, no reports of non compliance with the underlying lease and the current landlord's willingness to rent to the prospective tenant again

Credit Report

Tenant shall not have any of the following:

- Bankruptcies in the past 4 years
- Active utility collections
- Repossessions in the past 4 years

All information received via the application and background check will be evaluated equally and fairly for all prospective applicants and will follow the Fair Housing Laws.