



TENANT EVALUATION CRITERIA FOR RESIDENTIAL RENTALS

Income Verification:

- Can the applicant provide proof of stable income, such as pay stubs or employment verification? (Yes/No)
- Is the applicant's gross monthly income at least two-and-one-half (2.5) times the monthly rent? (Yes/No)
- If not, are there other factors such as a co-signer contributing to the applicant's ability to pay? (Yes/No)

Rental History:

- Has the applicant provided contact information for previous landlords? (Yes/No)
- Did the applicant maintain a positive rental history with no evictions or major lease violations in the last three (3) years? (Yes/No)

Credit History:

- Does the applicant have a credit score of 500 or above (additional deposit required)? (Yes/No)
- Does the applicant have a credit score of 650 or above? (Yes/No)
- Is the applicant's Credit History free from bankruptcies, foreclosures, or outstanding judgments in the last three (3) years? (Yes/No)

Criminal Background Check:

- Is the applicant's criminal history free from misdemeanor convictions in the last three (3) years or felony convictions in the last seven (7)? (Yes/No)
- If not, Has the applicant provided supplemental evidence for consideration? (Yes/No)

- Is applicant free of conviction of any crime that requires lifetime registration as a sex offender, or for which the applicant is currently registered as a sex offender? (Yes/No)

Reference Check:

- Are personal and professional references provided by the applicant? (Yes/No)
- Have references confirmed the applicant's reliability, responsibility, and respect for property? (Yes/No)

Pet Policy:

- If applicable, is the applicant willing to pay the stated pet rent, adhere to the property's pet policy, and sign a Pet Addendum? (Yes/No)

Length of Stay:

- Is the applicant looking for a lease term that aligns with the property's rental policies? (Yes/No)

Communication and Responsiveness:

- Has the applicant been clear in their communication and been responsive to requests for additional information or documentation? (Yes/No)

Occupancy Limits:

- Does the number of occupants align with the property's occupancy limits, not to exceed two (2) people per bedroom, and local housing regulations? (Yes/No)

Final Decision:

- After evaluating the above criteria, does the applicant meet the established standards for tenancy? (Yes/No)

* These criteria are intended to comply with fair housing laws and shall be consistently applied to all applicants to avoid discrimination.