

## **Selection Criteria for Successful Rental Applicant**

\$50/person nonrefundable application fee

Tenant provided consumer reusable (portable) tenant reports are not accepted.

### **The following types of information will be accessed to conduct the tenant screening:**

- 1) Rental references
- 2) Employment reference,
- 3) Rental Housing Association Tenant Screening Report

### **The following are the criteria used for tenant selection:**

Applicant on time for showing appointment.

#### **Applicant provides:**

- 1) Positive Government Issued ID
- 2) Fully completed application for every occupant 18 years and older
- 3) Proof of adequate income which could include any of the following:
  - Most recent pay stub
  - Tax return copy for self-employed applicants
  - Any additional sources of income: Copies of deposit slips, investment earnings documents, Social Security earnings, child or spousal support, trust fund income;
  - Proof of verifiable employment and/or verifiable source of income.

#### **Applicant information yields:**

- 1) Adequate gross income to rent ratio,
- 2) Adequate debt service coverage ie. won't impact applicant's ability to pay rent,
- 3) Good credit history free of negative credit issues which may indicate an applicant is high risk and/or indicates a pattern of payment delinquency:
  - Zero 90+ days past due reported in the most recent 24 months, Zero foreclosures in the most recent 24 months, No Major Derogatory issues reported in the most recent 24 months. Ie. Garnishments, Bankruptcy, Trades Past Due, Collections, Tax Liens;
- 4) Applicant has history free from criminal activity which could negatively affect tenancy: arrests and/or convictions by any occupant, adult or minor;
- 5) No prior evictions on record
- 6) Good references from prior landlords.

If you meet this criterion and would like to make an application, please complete the application form and submit your application form.

A \$50 non-refundable rental application processing fee is due for **each** applicant in the form of cash, money order or cashiers check.

If you have any questions please feel free to call.  
Thank you for your interest in renting this home.