

RENTAL CRITERIA- Update 2020

GENERAL REQUIREMENTS

1. Each adult (18 years or older) must complete and sign an application to rent and background check authorization form.
2. Each applicant must provide a valid government issued picture ID at time of application.
3. Each applicant must qualify individually or as a legal couple.
4. An application fee of \$50 per application must be paid prior to processing the application.
5. Occupancy is based on the number of bedrooms per unit. Maximum occupancy is two persons per bedroom.
6. Pets may be allowed on the premises. Additional deposit and cost/fee may be applicable.
7. No Smoking - sorry no smoking allowed on the premises. We will not rent to smokers.
8. No Drugs - sorry no illegal drugs are allowed on the premises. We will not rent to illegal drug users.
9. No Firearms - sorry no firearms may be discharged on the premises. If a gun is owned, it must be safely stored.
10. We conduct full background checks. We are willing to work with applicants who have made mistakes in the past or have a negative history. We may require additional security deposits to do so.
11. Inaccurate, false or misleading statements made verbally or on the application will result in denial.
12. If approved to rent, applicant must be able to pay first month rent, move-in processing fee, and security deposit at time of move-in.

RESIDENCE/RENTAL HISTORY

1. We will examine the most recent five years of residence history.
2. Home ownership will be verified through the tax assessor's office or credit report.
3. Rental history will be verified through the property owner or rental agent.
4. Rental history reflecting any unpaid past due rent, damages or fees will result in denial.
5. Rental history showing excessive property damage, excessive noise, or unruly behavior will result in denial.
6. Three or more notices for failure to pay rent and/or to comply with the terms of the rental agreement, within a 12 month period, will result in denial.
7. Eviction or unlawful detainer action which has been resolved with full restitution may be approved with additional security deposit. One eviction only. Multiple evictions will result in denial.
8. Long term rental history or home ownership is favorable. Residence history that shows an excessive number of moves within the last five years will require additional security deposit.
9. If residency was out of state within the last five years, an additional fee may be necessary to conduct an out of state background check.

INCOME/EMPLOYMENT HISTORY

1. We will examine the most recent two years of income history. We will not consider unverifiable income.
2. We require sufficient and stable sources of income, equal to at least 3x the monthly rent. We will consider income that is 2.5x the monthly rent with additional security deposit.
3. To verify income, we may request documentation such as pay stubs, benefit award letters, bank statements, retirement accounts, and tax returns.
4. Long term employment history in the same job or profession is favorable.
5. Short term, temporary or seasonal employment may qualify with additional security deposit.
6. Self-employed individuals must be able to verify their income through tax returns or bank statements.
7. Retired and unemployed individuals must be able to demonstrate they have sufficient resources to pay living expenses.

FINANCIAL/CREDIT HISTORY

1. No outstanding debt to previous rental property owners.
2. No outstanding debt to utility companies.
3. No outstanding debt in excess of \$1000 that is not in a payment plan.
4. No excessive monthly financial obligations - more than 20% of income.
5. Lack of credit history or marginal credit history may result in additional security deposit.
6. Derogatory credit (past due accounts, collections, charge off accounts, tax liens, judgements in excess of \$100 and/or bankruptcy) may result in additional security deposit or denial.

LEGAL/CRIMINAL HISTORY

1. Criminal offenses (misdemeanor or felony) of a violent nature against either person or property will result in denial.
2. Applicants with a non-violent criminal misdemeanor that occurred more than two years ago or a non-violent criminal felony that occurred more than five years ago may be considered if restitution for their crime was made in full and all time was served. Also, we would require an additional security deposit and demonstration of good employment history, credit history, and rental history since the time of the crime. Multiple offenders will be denied regardless of what the employment, credit and rental history shows.