

## **Rental Criteria**

### **Identification**

- Applicant must provide current government issued photo identification

### **Income** – Applicant may be denied for:

- Lack of proof of income
- Monthly household income less than 3 times the stated monthly rental amount

### **Credit History** – Applicant may be denied for:

- Unverifiable Social Security number
- Credit Score below 600
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past 6 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Foreclosure in the past 6 months
- Past due mortgage
- Tax lien

### **Criminal**

- Landlord will review criminal records on a case-by-case basis considering the nature and severity of the criminal conviction and the amount of time that has passed since the criminal activity

### **Occupancy Level (63 Federal Register 70256-57 (1998).)**

- Size of Bedrooms and Unit
- Age of Children if any
- Configuration of Unit
- Other Physical limitations of Housing

### **Eviction and Judgment** – Applicant may be denied for:

- Eviction filed in the past 36 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit

### **Employment History** – Applicant may be denied for:

- Employment for less than 12 months with current employer
- Unverifiable employment

### **Rental History** – Applicant may be denied for:

- Unverifiable rental history
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- 3 or more late payments within a 12 month period
- 3 or more NSF checks within a 12 month period
- 3 or more complaints within a 12 month period
- Unauthorized pets(s)
- Unauthorized occupant(s)
- Damage to unit or property