



## **Application Screening Criteria**

There is a \$60.00 charge for each individual applicant. Any person 18 years of age or older must apply. This charge is to offset the cost of credit checks, income verification, and criminal background checks. Experian provides the credit report, which relays information for the last seven (7) years. We do not discriminate because of age, race, or color. Religion, sex, handicap, national origin, familial or marital status, sexual orientation, gender identity, sexual identity, or source of income.

**\*Please note that if you are a caregiver to one of our residents, you must complete an application. You will be screened for conduct and criminal only. Your credit history and/or income will not be screened or used as grounds for denial.**

## **Occupancy Requirements**

Maximum occupancy of no more than two (2) people per bedroom. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a habitable room that is intended to be used primarily for sleeping purposes, contains at least 70 square feet and is configured to take the need for a fire exit into account.)

## **Screening Determination**

Your application, along with the applications of any other co-applicants, will be screened. A determination will be provided based on the screening results. For applicants applying jointly for tenancy, the determination may be based on the least qualified applicant.

**Applications are accepted online at <https://nrspropertymgmt.com>.** Fully completed applications are processed based on the order of receipt. An incomplete application, meaning it fails to include information concerning an applicant's identification, income or upon which the applicant intentionally withheld or misrepresented required information, will not be processed. If any information on the application is found to be misrepresented, it may result in denial of the application, even if an approval has previously been determined. We accept the first qualified household. **If your application is approved, an execution deposit will be required to be paid within 48 hours to secure the rental unit.** Failure to take possession of the premises as agreed will result in your forfeiture of all monies paid. Otherwise, online payments and personal checks are accepted through a 72-hour wait period is required before moving in. Cash is never accepted.

**All residents are required to obtain and maintain rental insurance during their tenancy.** Unless exempt, you will need to upload, to our partner website, a certificate of insurance (COI) with the minimum amount of \$100,000 liability prior to moving in. This policy does not apply to a household with an income less than 50% of the area's median income or subsidized with public funds. Failure to carry renter's insurance is a violation and may result in fines or eviction.

## **Application Outcome & Determination Numbers**

Approved with amount equal to 50% of 1 month's rent as deposit	Credit score of 700 or more.
Approved with amount equal to 1 month's rent as deposit	Credit score of 650 or more.
Approved with amount equal to 2x month's rent as deposit	Any open bankruptcies within the past five (5) years
Approved with co/signer*** and amount equal to 1 month's rent as deposit	Three (3) or more accounts in collections*
Denied	<ol style="list-style-type: none"> <li>1. Has any of the conditions listed below and or credit score of 500. Pending criminal charges involving any of the listings below: <ol style="list-style-type: none"> <li>A) arson, murder, manslaughter, rape, kidnapping, child sex crimes, or trafficking/manufacturing of a controlled substance, and battery</li> <li>B) Any felony offense not listed above for which the date of sentencing is within seven (7) years of application receipt date.</li> <li>C) Any crime that requires a lifetime registration as a sex offender or if currently registered as a sex offender</li> </ol> </li> <li>2. Providing falsified, incomplete, or intentionally withholding information.</li> <li>3. Three (3) or more material violations of a rental agreement within the last two (2) years.</li> <li>4. Lease violation (s) that resulted in with-cause termination or you were asked to vacate. **</li> <li>5. Damages to a rental unit resulting in an outstanding balance that is still due. ****</li> <li>6. Any applicant whose tenancy may constitute a direct threat to the safety and well-being of any tenant, employee of the property management or the premises.</li> <li>7. Any applicant currently using illegal drugs.</li> </ol> <p>Expired, negative government issued photo identification that does not adequately allow screening for criminal and credit.</p>
<b>See Denial Policy/Individual Assessment</b>	8.

\*Excluding medical and student debt

\*\*Excluding any judgements or evictions during the COVID emergency period.

\*\*\*Co-signer's income must be from verifiable, legal source and have a credit score of 700 or more

***Individual assessments may be available for specific denial reasons and will be conducted if documentation is provided with application or if required by law.***

**Denial Policy/Individual Assessment**

NRS property management will perform an individual assessment on any criminal conviction that is listed above prior to making a screening determination. This assessment will take into consideration any supplementary evidence provided with the application. If no supplementary evidence is provided with the application, NRS Property Management will still perform the individualized assessment as required by local, state, and federal law.

### **Income Criteria**

- Monthly gross income must be equal to three times stated rent\*, and must be from a verifiable, legal source. If applicant's monthly gross income two times the stated rent, applicant will be required to pay an additional security deposit equal to one month's rent or provide acceptable co-signers. Gross income below two times the stated rent will result in denial. \*If applicant will be using local, state, or federal housing assistance as a source of income, "stated rent" as used in this section means that portion of the rent that will be payable by applicant and excludes any portion of the rent that will be paid through the assistance program.
- Verifiable last six (6) months of employment will be required if used as a source of income. Less than six (6) months of verifiable employment will require an additional security deposit or acceptable co-signer.
- Applicants using self-employment income will have their records verified through the state corporation commission and will be required to submit records to verify their income, which records may include the previous year's tax returns.

### **Rental History Criteria**

- 24 months of verifiable contractual rental history from a current unrelated. Third party landlord, or home ownership, is required. Less than 24 months of verifiable rental history will require an additional security deposit or acceptable co-signer.
- Three or more notices for nonpayment rent within one year will result in denial of the application.
- Three or more dishonored checks within one year will result in denial of the application
- Rental history including three or more disturbances or any other material non-compliance with the rental agreement or rules within the past two years will result in denial.

### **Eviction History Criteria**

- Five years of eviction – free history is required except for general eviction judgements entered claims that arose on or after April 1, 2020, and before March 1, 2022. Eviction actions that were dismissed or resulted in a judgement for the applicant will not be considered.

### **Credit Criteria**

- Five or more unpaid collections (not related to medical expenses or student debt) will result in denial of the application.
- A bankruptcy that has occurred within the past two years will require additional security deposits or acceptable co-signer