Application Screening Criteria

There is a $17.00 charge for each individual applicant. Any 18 years of age or older person who intends to be a tenant is considered an applicant. 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, 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.

Application Requirements:

A complete application for each adult	Unfavorable information for any individual applicant may result in denial of all applications for that group.
Input the last three (3) years of residency history	Provide name, phone number and email address(es) of current and previous property manager.
Positive identification in a high-resolution format	Photo identification, expired or not, issued by a reputable authority or government that includes the bearer's current photo, address, and full legal name. Photo IDs not issued by the US Federal Government or a State government must comply with the 2020 AAMVA DL/ID CDS.
Secondary form of identification	Social Security Card, ITIN, Immigrant Visa, Utility bill, bank statement, mail with applicant's name and address on it, etc.
12 months verifiable gross income*	Income must be 3x the monthly rent or more
Employed applicant(s) must	Upload most current pay stub showing employer, pay period dates and applicant's name or connect a bank account to our screening software.
Self-employed applicant(s), including gig workers, must	Provide <u>net monthly income.</u> Copy of most recent tax return with Schedule C and/or Profit and Loss Statement or connect a bank account to ur screening software.
Housing Assistance Program recipients must provide	Proof of voucher and estimated voucher rent portion.
Social Security, annuity or other retirement benefit recipients must provide	Annual benefits letter, similar documentation or connect bank account to our screening software.

*****_Verifiable income means, but not limited to, employment, alimony/child support, trust accounts, social security, grants, housing vouchers & student loans. For roommates, the combined income from all applicants must qualify as stated above. Housing voucher income requirements are based on the participant's portion of the rent._

Occupancy Requirements:

Maximum occupancy of no more than two (2) people per bedroom.

Screening Determination:

Your application and any other applicants you apply with will be screened, and determination will be given to you as listed below. The determination may be based on the least qualified applicant. Upon beginning the screening ith people applying for tenancy at our properties.

NRS PROPERTY MANAGEMENT LLC
nrspropertymgt.com
971-493-8480

Applications are accepted online at https://nrspropertymgt.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 has 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 the denial of the application, even if an approval has previously been determined. We may refuse to process an application if the applicant has verifiable repeated rental agreement violations while a tenant under our management if the most recent violation occurred within 365 days before the application was submitted. We accept the first qualified household.
If your application is approved, an execution deposit will be required to be paid within 72 hours to secure the rental unit. Failure to take possession of the premises as agreed will result in your forfeiture of all monies paid. The security deposit and first month's rent must be paid in certified funds (money order or cashier's check) if immediate move in is required. Otherwise, online payments and personal checks are accepted though a 72 hour wait period is required before moving in. Cash is never accepted.

Determination	Based on the Following Conditions/Criteria
Approved with 50% of monthly rent as deposit	Does not have any of the conditions listed below **and** credit score of 700 or more.
Approved with 1 month's rent as deposit	Does not have any of the conditions listed below **and** credit score of 650 or more.
Approved with Co-Signer* and full deposit** ➢ **Co-Signer must earn 5x rent &** ➢ **Deposit will be 2x the monthly rent**	➢ Any open bankruptcies. ➢ Three (3) or more accounts in collections* ➢ Judgments in favor of property management that occurred between 3 to 5 years ago.** ➢ Does not meet income requirements (*applicant must meet all other criteria, and household income is at least equal to the monthly stated charges for a rental unit*). ➢ Does not have any of the conditions listed below **and** credit score of 450 or more.
Denied ➢ **See denial policy below** ➢ **Individual assessments may be available for specific denial reasons and will be conducted if documentation is provided with application or if required by law**	➢ Credit score of 449 or lower. ➢ Six (6) or more accounts in collections. * ➢ Judgement in favor of property management within the last three (3) years. ➢ Pending criminal charges involving any of the below: ➢ Felonies involving arson, murder, manslaughter, rape, kidnapping, child sex crimes, or trafficking/manufacturing of a controlled substance. ➢ Any felony offense, not listed above, for which the date of sentencing is within seven (7) years of application receipt date. ➢ A misdemeanor offense involving drug trafficking/manufacturing, person crimes, sex offenses, violent offenses, weapons and financial non-violent offenses for which the date of sentencing is within five (5) years of the application receipt date. ➢ Any misdemeanor offense for which the date of sentencing is within three (3) years of application receipt date.

	➢ Any crime that requires a lifetime registration as a sex offender or if currently registered as a sex offender. ➢ Providing falsified, incomplete, or intentionally withholding information. ➢ Three (3) or more material violations of a rental agreement within the last two (2) years. ➢ Lease violation(s) that resulted in with-cause termination or you were asked to vacate.** ➢ Damages to a rental unit resulting in an outstanding balance that is still due. **** ➢ 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. ➢ Any applicant currently using illegal drugs.

*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.
****A payment agreement will be accepted if at least three (3) payments have been made and all payments to date have been paid.

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) in the minimum amount of $100,000 liability prior to moving in. This policy does not apply to a household with income less than 50% of the area's median income or subsidized with public funds. Failure to carry renter insurance is a violation and may result in fines or eviction.

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.