

## **Tenant Screening and Acceptance Criteria**

Tenant screening of potential applicants is done with tenants signed consent.

Credit History is used to assess tenant's ability to pay rent. A credit score of 600 or greater is typically required for acceptance.

Employment History/ Financial Criteria:

Tenant's must show a gross income (before taxes and other deductions) of at least three times the rent. For example, if the listed rent is \$1,000 per month, the tenant must show a gross income of at least \$3,000 per month to be approved.

Eviction Records/Rental History

Check of previous tenant history including looking at any prior filings for eviction or reports of lease violations may be cause for denial of application. If errors or issues relevant to Rental history, ie. Domestic violence or inaccurate information is reported; applicants will be permitted an opportunity to explain the situation.

Criminal Background History

Criminal Background checks are run on prospective applicants. We limit the review criteria to seven years of history. Prior convictions are evaluated to consider nature, severity, recency, and relevance, and follow HUD guidance

Sex Offender Status

Searching sex-offender registries is allowed; may justify denial depending on context

Mitigations & Accommodations

Applicants can provide mitigating evidence for adverse rental history, credit issues, or criminal records (e.g. domestic violence, job loss)

Under the Fair Housing Act, landlords must consider reasonable accommodations for disabilities.