Wilson Real Estate Management

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Rental Criteria

The following criteria serve as our general guidelines for evaluating applications.

However, meeting or not meeting these standards is not an automatic approval or denial; each application is reviewed on a case-by-case basis.

Depending on the overall application review, we may occasionally request a cosigner or an additional deposit for applications that do not fully meet certain criteria.

- **Income**
  - Combined net (take-home) income of 2.5x the rent

- **Criminal History**
  - Evaluation of each crime on a case-by-case basis, considering type, age, and time since occurrence

- **Residential History**
  - 3 years of verifiable rental or home ownership history
  - Provision of a current utility bill to show residency
  - Current Residence Inspection (CRI) conducted as part of the screening process to verify occupancy and assess general condition
  - Review focus areas across residential history:
    - Previous evictions
    - Broken leases
    - Notices to comply
    - Money owed to a previous landlord

- **Credit**
  - Score of 640 or higher: Generally considered for standard approval with a security deposit
  - Score below 640: Evaluated on a review basis
  - Review focus areas across credit reports:
    - Bankruptcy history
    - Payment history
    - Collections and past due balances

- **Cosigners**
  - Primary applicant reviewed and screened first
  - Verifiable net income of at least 4x the rent, proof of home ownership, and credit score of 670 or higher
  - Signature required on the lease and a guaranty agreement acknowledging responsibility for rent