



YQC RENTAL SCREENING CRITERIA

RESIDENTIAL & COMMERCIAL PROPERTY GUIDELINES

YQC screens applicants using the criteria below. Residential rules apply to homes and apartments; commercial rules apply to business premises. A property listing may identify a different approved criterion. Screening and conditional approvals remain subject to the law where the property is located.

1. SCREENING SOURCE & APPLICANT RIGHTS

YQC uses Rental Screening Service, Inc. (PO Box 1211, Tualatin, OR 97062 | Phone: (541) 512-7076), a third-party consumer reporting agency, to assist with applicant screening. Screening may include identity verification, consumer credit reports, rental history, public records, criminal records, employment and income verification, landlord references, and other information permitted by law. Applicants may dispute inaccurate information provided by a tenant screening company or consumer reporting agency. Any applicant screening charge, screening process, and required notices are governed by applicable state and local law.

Washington State Disclosure: Pursuant to RCW 59.18.257, YQC does not accept comprehensive reusable tenant screening reports.

2. RESIDENTIAL APPLICANTS

Identity and Occupants: Each financially responsible applicant must provide verifiable identification and complete, accurate information. Occupancy is generally limited to two persons per bedroom plus one additional occupant for the home, with household circumstances evaluated in accordance with fair housing laws.

Income & Employment Standard: Combined verifiable lawful monthly income must be at least 3 times rent. Income of 2.5 to 2.9 times rent adds 3 points; income below 2.5 times rent does not qualify. When an applicant receives government housing assistance, the income requirement is calculated using only the portion of rent the applicant is responsible for paying. Verify employment or other income; less than 12 months of verifiable employment or income history requires an additional half-month's rent deposit where permitted.

Rental Record & History: Twelve months of verifiable rental history with an unrelated landlord, or home ownership, is expected; less than 12 months adds 2 points. Documented serious lease violations, three or more nonpayment notices or returned payments in one year, or unpaid housing debt may lead to denial, subject to applicable law. Five years of eviction-free history is required. A relevant eviction judgment within the previous five years will result in denial, except where a shorter period or other limitation is required by applicable law. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.

Credit Standards: For Single Family Homes/Duplexes, a credit score below 600 does not qualify. For Multi Family/Small Communities, a credit score below 550 does not qualify. An active, undischarged bankruptcy does not qualify. **Unpaid utility debt may result in denial.** Eligible adverse accounts of \$500 or more and scores below 700 are scored below. Medical and education debt are excluded from adverse account counts.

RESIDENTIAL SCREENING POINT SCALE

SCREENING FACTOR / CATEGORY	CRITERIA / RANGE	POINTS / STATUS
Single Family / Duplexes	Credit score under 600	Does Not Qualify
Multi Family / Small Communities	Credit score under 550	Does Not Qualify
Single Family / Duplexes	Credit score 600–650	2 Points
Multi Family / Small Communities	Credit score 550–600	2 Points

SCREENING FACTOR / CATEGORY	CRITERIA / RANGE	POINTS / STATUS
Single Family / Duplexes	Credit score 650–699	1 Point
Multi Family / Small Communities	Credit score 600–699	1 Point
All Residential Property Types	No credit score available	2 Points
ELIGIBLE ADVERSE ACCOUNTS (\$500+, EXCLUDING MEDICAL/EDUCATION)		
Adverse Accounts Count	1–2 eligible adverse accounts	1 Point
Adverse Accounts Count	3–4 eligible adverse accounts	2 Points
Adverse Accounts Count	5 eligible adverse accounts	3 Points
Adverse Accounts Count	6 or more eligible adverse accounts	4 Points

DEPOSIT SCALE & GROUP APPLICATION POLICY

Point System & Deposit Schedule: YQC assigns points for secondary financial and rental risk factors across credit history, income ratios, and rental background. Points are cumulative across all applicable categories and determine required security deposit amounts, provided all baseline qualification requirements (including eviction and criminal history standards) are met:

- **0–1 Total Points:** Standard security deposit required.
- **2 Total Points:** Additional security deposit equal to +25% of standard deposit.
- **3 Total Points:** Additional security deposit equal to +50% of standard deposit.
- **4 Total Points:** Additional security deposit equal to +75% of standard deposit.
- **5 Total Points:** Additional security deposit equal to +100% of standard deposit.
- **6 or More Total Points:** Results in application denial.

Joint/Group Applications Policy: For a group of applicants, deposit requirements are determined using the highest individual applicant point total. Additional deposits are non-cumulative and will not be combined; the group will only be assessed the single highest additional deposit amount incurred among co-applicants. Additional deposits and any co-signer option are available only where lawful; the property-specific schedule controls if it differs.

3. RESIDENTIAL CO-SIGNERS

Co-signers are strictly limited to supplementing applicant income shortfalls and cannot be used to substitute for, offset, or cure credit score minimums, negative rental history, or other non-financial screening deficiencies.

A co-signer must complete screening and sign the required guarantor forms. The co-signer must show verifiable lawful monthly income of at least 5 times rent; 12 months of employment or comparable self-employment records; 12 months of verifiable rental history or home ownership; five years without a relevant eviction judgment; and a personal credit score of at least 700. Three or more nonpayment notices or returned payments in one year, unpaid landlord debt, six or more eligible adverse credit accounts over \$500, or relevant financial fraud within seven years may disqualify the co-signer. Dismissed eviction actions and judgments in the co-signer's favor are excluded.

4. PORTLAND RESIDENTIAL PROPERTIES

Portland residential applications and screening must comply with Portland City Code 30.01.086, including required City notices, supplemental-evidence opportunities, application-processing requirements, and appeal rights. Depending on the rent level published against the City's 80% median-income threshold, the income requirement may be no higher than 2.5 or 2 times rent. Evaluate combined applicant resources and calculate the income-to-rent ratio using rent reduced by any government housing voucher or subsidy.

A friend or family co-signer may not be required to show income greater than 3 times rent, and the guarantee may not exceed the rental term. Consistent with general policy, co-signers supplement income only and cannot bypass structural credit or background denials unless explicitly permitted under local low-barrier guidelines. Portland-specific credit, rental-history, eviction, criminal-history, individual-assessment, denial, and appeal requirements control where they are more protective than the general criteria in this document.

Applicants denied housing will be offered an opportunity to appeal for 30 days following denial and may correct, refute, or explain negative information that formed the basis of the denial. Approved appeals will be handled in accordance with Portland requirements regarding prequalification and screening-fee waivers. The point-based deposit amounts above do not override Portland limits.

5. COMMERCIAL APPLICANTS

For business premises, the business applicant must identify its legal entity, authorized signer, proposed use, and operating history. YQC may request registration records, 12 months of bank or financial statements, business references, and prior commercial landlord references. The proposed use must be permitted for the space. If an application is incomplete, YQC will request the missing information or documentation. If all required information and documentation are not provided within a reasonable amount of time after the request, the application may be canceled. Materially inaccurate or false information may result in denial.

The proposed commercial financial standard is verifiable monthly business revenue of at least 5 times monthly base rent. Where the business has less than 12 months of operating or commercial lease history, or financial records do not establish capacity, YQC may require a qualified co-signer meeting the co-signer criteria above. Business credit and outstanding landlord or property debt are reviewed with the supporting records; a consumer credit score is not assigned to the entity. A relevant eviction judgment within the previous five years will result in denial; dismissed eviction actions and judgments in the applicant's favor are excluded.

6. ANIMALS & PROPERTY TERMS

The property listing and lease state any applicable pet terms and deposits. Assistance-animal requests are handled under applicable law. Screening approval does not replace review of the property's permitted use, lease terms, or required documentation.

7. CRIMINAL CONVICTION CRITERIA

Scope of Review: YQC may review public records for each applicant and proposed adult resident or occupant. Criminal history is considered only to the extent permitted by applicable federal, state, and local law. Where legally permitted, YQC may consider convictions, guilty pleas, no-contest pleas, and qualifying pending charges involving drug-related crimes; person crimes; sex offenses; financial fraud, including identity theft and forgery; or other conduct that would adversely affect the landlord's or a tenant's property or the health, safety, or peaceful enjoyment of residents, the landlord, or the landlord's agent.

Records Not Considered: YQC will not consider an arrest that did not result in a conviction or a legally reviewable pending charge; a dismissed, expunged, voided, invalidated, or otherwise legally excluded record; or conduct that applicable law prohibits YQC from considering. In Oregon, qualifying pending charges may be considered only as permitted by ORS 90.303, and conduct must be presently illegal in Oregon. Oregon screening will not consider convictions based solely on marijuana use or possession where prohibited by law. Portland screening also excludes juvenile adjudications and participation in or completion of diversion or deferral programs as required by City Code.

General YQC Denial Criteria (Subject to Law & Review Rights): A single qualifying conviction may be grounds for denial under the following standards:

- Felonies involving murder, manslaughter, arson, rape, kidnapping, child sex crimes, or manufacturing or distribution of a controlled substance.
- Other relevant felony convictions involving drug-related crime, person crime, sex offenses, financial fraud, or other conduct affecting property, health, safety, or peaceful enjoyment when the date of disposition occurred within the last 7 years.
- Relevant misdemeanor convictions involving drug-related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, or financial fraud when the date of disposition occurred within the last 5 years.
- Other relevant misdemeanor convictions involving theft, criminal trespass, criminal mischief, property crimes, or other conduct affecting property, health, safety, or peaceful enjoyment when the date of disposition occurred within the last 3 years.
- A conviction requiring lifetime sex-offender registration, or current sex-offender registration, where consideration is permitted by law.

Portland Criminal-History Limits: For Portland properties, Portland City Code controls. Under the City's low-barrier criminal criteria, YQC will not reject an applicant based on a misdemeanor conviction with a sentencing date older than 3 years or a felony conviction with a sentencing date older than 7 years, except for applicable court-mandated prohibitions at the property. Before denying for criminal history under low-barrier criteria, YQC will consider supplemental evidence submitted with the application. If YQC applies criteria more prohibitive than Portland's low-barrier criteria, YQC will complete the individual assessment required by City Code before denial.

Individualized Assessment & Review Process: When an individualized assessment or review is required by law or these criteria, an otherwise qualified applicant may submit supporting information before a decision or as part of an available review or appeal process. Supporting information may include: a letter from a parole or probation officer; a letter from a caseworker, therapist, counselor, employer, or teacher; certificates or records of treatment, rehabilitation, education, or training; proof of employment or other evidence of stability; or a personal statement explaining circumstances or rehabilitation.

YQC may consider the facts and circumstances surrounding the conduct, severity, time elapsed, age at time of incident, rental history post-conduct, and evidence of rehabilitation. YQC will communicate review results within a reasonable time and follow all Portland City Code appeal, prequalification, and fee-waiver provisions where applicable.

YQC RESTRICTED BREED & PET SCREENING POLICY

RESIDENTIAL PROPERTY ATTACHMENT

IMPORTANT DISCLAIMER & SCOPE OF POLICY: This list is illustrative and not all-inclusive. YQC reserves the right to restrict any animal based on visual characteristics, genetic lineage, veterinary classification, third-party screening reports, insurance underwriting guidelines, or perceived behavioral risk, regardless of whether a specific breed or mix is explicitly named below.

GENERAL PET TERMS & PROPERTY RESTRICTIONS

All pets must be disclosed on the rental application, screened, and approved in writing prior to occupying the property. Individual property listings govern specific pet permissions (for example: No Pets, Small Pets Only - 35 lbs or less, or Small & Large Pets Allowed). Where pets are permitted, a standard maximum of two (2) domestic pets (dogs or cats) per household is enforced unless otherwise specified in writing. All pets must be current on core vaccinations and licensed in accordance with local municipal ordinances.

COMPREHENSIVE RESTRICTED DOG BREED LIST

Due to property liability insurance underwriting constraints and risk management guidelines, the following dog breeds—including purebreds, mixed breeds, or any animal displaying predominant physical characteristics or genetic lineage of these breeds—are strictly prohibited from all YQC managed premises:

- Akita (Akita Inu, American Akita)
- Alaskan Malamute
- American Bulldog
- Belgian Malinois
- Boxer
- Chow Chow
- Doberman Pinscher
- Dogo Argentino & Fila Brasileiro
- German Shepherd
- Great Dane
- Mastiff Breeds (Bullmastiff, English Mastiff, Neapolitan Mastiff, Cane Corso, Boerboel, Presa Canario)
- Pit Bull Breeds (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, American Bully)
- Rottweiler
- Siberian Husky
- Wolf Hybrids & Wild Canid Crosses
- Any Unlisted Purebred or Crossbreed identified with restricted lineage

BEHAVIORAL EXCLUSIONS

Regardless of breed, size, or property pet allowance, any animal with a documented history of aggressive behavior, unprovoked biting, attacks on humans or animals, municipal dangerous animal citations, or prior insurance claims will be denied approval.

ASSISTANCE ANIMALS & LEGAL COMPLIANCE

WASHINGTON & OREGON FAIR HOUSING COMPLIANCE: Pursuant to the federal Fair Housing Act (FHA), the Washington Law Against Discrimination (RCW 49.60), and Oregon Safe Housing Laws (ORS 659A.145), qualified Assistance Animals (Service Animals and Emotional Support Animals) are not considered pets. Property pet policies, restricted breed lists, weight limits, pet deposits, non-refundable pet fees, and monthly pet rent do not apply to qualified assistance animals. Requests for accommodations are evaluated individually. Management reserves the right to deny or revoke an accommodation if a specific animal poses a direct, verifiable threat to the health or safety of others or causes substantial physical property damage that cannot be mitigated.

Pet Charges: Pet rent, refundable pet deposits, and non-refundable pet fees may apply per approved pet where permitted by applicable law and the property-specific terms. These charges do not apply to qualified assistance animals.