



## **CRITERIA FOR RENTAL APPLICATIONS**

### **An applicant may be rejected if rental references reflect:**

1. A history of late payments
2. Noise complaints from a previous or current landlord
3. Previous residence left in poor condition.
4. A history of lease violations
5. A history of violation of pet policies
6. A history of living in an unclean habitation

### **An applicant may be rejected for any one of the following reasons:**

1. Felony conviction
2. Any drug conviction
3. Any eviction
4. Abandonment of rental property
5. Damage to previous rental residence
6. A record of bankruptcy
7. A record of judgments and/or account in collections
8. A history of unpaid financial obligations
9. A rent amount that cannot be supported by applicant income
10. Falsification of information on the application form
11. Failure to disclose accurate Social Security numbers
12. Negative credit history, current delinquencies or collections, non-passing credit score of 600 or below

### **An applicant may need a co-signer for any one of the following reasons:**

1. Less than two rental references that are not parents
2. A rent amount that cannot be supported by the applicants income
3. Less than one year on the job
4. No credit history
5. Employment is by parents
6. A history of unpaid financial obligations
7. Below 600 credit score or negative transactions on score