



Rental Screening Requirements

Income

Income-to-Rent Ratio

At least 3 times monthly rent

Approved

At least 2.5 times but less than 3 times monthly rent

Approved with increased deposit

Less than 2.5 times monthly rent

Must make at least 2.5 times monthly rent

Estimated Disposable Income after Debt and Rent

At least \$450.00

Approved

At least \$350.00 but less than \$450.00

Approved with increased deposit

Less than \$350.00

Must have at least \$350 of income

Credit History

Credit Score

650 or higher

Approved

550-649

Approved with increased deposit

549 or lower

Must have a credit score of at least 550

*If no credit file/score available, approve with increased security deposit

Bankruptcies

Any open bankruptcies

Must have no open bankruptcies

Any discharged bankruptcies within the last 3 years

Approved with increased deposit

Accounts in Good Standing

At least 85% of accounts are in good standing

Approved

At least 75% of accounts are in good standing

Approved with increased deposit

Less than 75% of accounts are in good standing

Must have more than 75% in good standing

Accounts in Collection

1 or more accounts in collections

Approved with increased deposit

3 or more accounts in collections

Must have less than 3 accounts in collections

*Calculation excludes accounts less than \$100, medical accounts and student accounts.



Rental Screening Requirements

Rental History

Evictions

Any eviction judgments within the last 2 years

Must have no evictions within last 2 years

Any eviction judgments within the last 5 years

Approved with increased deposit

Criminal History

No Felonies or Misdemeanor convictions related to fraud, drug related, or violent crimes against person, properties, or communities within the past 7 years