

Applicant Name: _____ Unit #: _____

RESIDENT ACCEPTANCE POLICY

SCORING: Each applicant's screening report shall be reviewed for two types of adverse information; **NEGATIVES** and **TERMINALS**. If **THREE** or more **NEGATIVE** items are found in a report, and there are no extenuating circumstances (example: temporary loss of job, medical reasons, family emergencies, etc.), the applicant will be denied. **All NEGATIVES, TERMINALS, AND REQUIREMENTS APPLY TO APPLICANT (S) AND THEIR HOUSEHOLD MEMBERS.**

NEGATIVES: The following items shall be considered negative items:

- ___ Any landlord reference that includes more than 2 late payments in a year.
- ___ Any instance of a damage deposit which was not returned due to damage to the rental unit (beyond normal cleaning).
- ___ Any instance of proper Notice of Intent to Vacate not being given.
- ___ Any instance of unauthorized pets or people occupying a unit rented to the applicant.

TERMINALS: The following items shall be considered terminal and sufficient to decline the applicant (s) and household members

- ___ Negative or Incomplete rental reference / would not re-rent documentation.
- ___ Any collection filed by a property management company from a reference.
- ___ Any Eviction Action and/or any current 3-Day Notice.
- ___ Any income level or combined income level in the case of co-applicants, which does not meet the income requirements.
- ___ Any conviction of, or reasonable cause to believe that any illegal drug is currently being used and/or has in the past been used, possessed or sold by any household member.
- ___ Any false or misleading information provided by the applicant on the written application or omission of a material fact.
- ___ Any conviction for criminal activity by any household member.
- ___ Any household member that is a registered or unregistered sex offender.
- ___ Two (2) or more charges for Domestic Violence (defendant in criminal cases) or charges that are Domestic Violence related, AND/OR two (2) or more petitions filed against you for Orders of Protection (respondent in civil cases).
- ___ Any household member who has two (2) or more petition orders filed against them or orders of protection that are not Domestic Violence related.
- ___ Reasonable likelihood to believe that a household member's abuse or pattern of abuse of alcohol interferes with the health, safety or right to peaceful enjoyment of the resident community.
- ___ Reasonable likelihood to believe that a household member's illegal use or pattern of illegal use of a drug may interfere with health, safety, or right to peaceful enjoyment of the resident community.
- ___ Reasonable likelihood that the applicant will be unwilling or unable to pay rent.
- ___ Reasonable likelihood that the applicant or those acting under his or her control will interfere with the health, safety, security or the right of peaceful enjoyment of the resident community.
- ___ Reasonable likelihood that the applicant or those acting under his or her control will cause intentional damage or destruction to the apartment or surrounding premises.

REQUIREMENTS: 12 months verifiable rental history. Failure to do this may result in a terminal.
Recommendation: **DENIED**