

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:

Credit:

- Any credit account with more than five 30-day late payments in the last seven years.
- Any credit account with more than one 60-day late payment in the last seven years.
- Any credit account with one or more 90-day late payments in the last seven years.
- Any credit account currently repeated more than 30-days late.
- Any credit account rated as having gone to collection within the last seven (7) years.
- Any collection, judgment, bankruptcy or lien within the last seven (7) years.

Investigative:

- Any landlord reference that includes more than 2 late payments in a year.
- Any instance of a damage deposit not returned due to damage to 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

Credit:

- Any OPEN bankruptcy.
- Any collection filed by a property management company or landlord.
- Any Eviction Judgment.
- A total of \$1,000 or more in unpaid collections in the last seven years excluding medical.
- Any false or misleading information provided by applicant on written application or omission of a material fact.

Investigative:

- 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, Domestic Violence related, AND/OR two (2) or more petitions filed 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**