**Property Information:**

This criterion is for the rental property located at \_\_\_\_. The acting landlord/property manager is \_\_\_\_\_\_\_.

This property has the following pet and smoking policies:

* Pets are not allowed
* Smoking is not allowed

**Rental History Criteria:**

At this property we require that the tenant have no previous evictions on record.

The following items can be considered a deniable factor:

* More than 0 late rent payments on record in a 12-month period
* More than 1 noise complaints on record in a 12-month period
* Broken lease agreements with previous landlords
* Inaccuracy or falsification of the rental application
* Unfavorable report from previous landlords

**Income Requirement Criteria:**

This property requires that the tenant must have a monthly gross income that is 3 times that of the rent payment.

If the applicant doesn’t meet this standard rent to income criteria, this will result in denial of the rental property.

The following items can be considered a deniable factor:

* Lack of proof of income
* Falsification of income
* Cannot meet income requirements
* Final recommendation will also be dependent on income, rental and employment history

**Employment History Criteria:**

This property requires 6 months of employment with current employer or in the same line of work.

If the tenant cannot meet these standards, the following stipulations will apply.

* An increase of 200 dollars to the security deposit.

Possible exceptions to the employment criteria include the following:

* Retired or self-employed applicants will require most recent tax returns or three months of bank statements to verify income
* Military personnel will be required to provide L.E.S. for proof of employment
* Final recommendation will also be dependent on income, rental and employment history
* Proof of employment for students immediately out of college

**Credit History Criteria:**

Various factors from the credit report are used as screening criteria including the following:

* This property requires a 600 or above credit score. If the tenant has a score below this, it will result in an increased deposit of 200 dollars.
* A bankruptcy discharge will result in denial of the property
* A paid rental collection and/or judgment will result in denial of the rental property
* Final recommendation will also be dependent on income, rental and employment history.

Deniable factors include:

* Unpaid rental collection or judgment(s), unverifiable social security number, open bankruptcy

**Public Records Criteria:**

An eviction and criminal records search will be conducted as part of the screening process. If the applicant’s background check does not come back clean, this will result in denial of the rental property.

**Occupancy Maximums:**

We adhere to the Pennsylvania occupancy codes. The normal maximum occupancy is two persons per bedroom plus one additional occupant or five persons per unit (whichever is less). Children under 2 years of age are not included in this count.