



## **Rental Screening Criteria for Residency**

### **Application Fee**

- Any person over the age of 18 must submit an application. Our application fee is \$40.00 per person. Application fees are non-refundable.
- We process all applications on a first come first serve basis.

### **Income Criteria**

- Monthly income must equal at least two times the stated rent, and must be from a verifiable, legal source. Income below two times the stated rent will result in a denial of application process. Examples of verifiable income includes recent pay stubs, monthly bank statements, W2 tax forms, formal letter from place of employment if job is new, welfare, child support, social security etc. Please ensure your name is clearly stated on any document you choose to use for income.

### **Rental History Criteria**

- Two or more notices of non-payment of rent within one year will result in denial.
- Rental history reflecting any past due rent/balance, damages beyond normal wear and tear, illegal activity on premises, refusal to re-rent by previous landlord, will result in automatic denial.

### **Eviction History Criteria**

- Any prior evictions will result in automatic denial.

### **Criminal Conviction Criteria**

- A background check will be completed on all occupants 18 years or older.
- We will conduct individualized assessments that take into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age of conduct, evidence of

good history before & after conduct, nature & severity of conviction and the amount of time that has passed since conviction.

### **Credit Criteria**

Screening Score	Recommendation	Explanation
300-499	Decline	Fails to meet qualifying criteria listed above
500-649	Conditional	Scores in this range may require a higher security deposit and/or require a co-signer and any other additional qualifying action
650-850+	Accept	Meets or exceeds qualifying criteria above

### **Pet Policy**

- Every property owner is to approve any pets unless already posted in listing.

### **Lease Length**

- With permission from the owner of the property, short term lease may be accepted. Anything lower than a six-month lease might have additional rent upon approval from owner.

### **Showings**

- Please email us at [rentippm@gmail.com](mailto:rentippm@gmail.com) or call us at (208) 996-6140. We will gladly work around your schedule. We apologize in advance, but for the safety of our team, no showings will be scheduled after dark.