



Thank you for your interest in a rental home managed by On Point Real Estate and Management. We require that all prospective residents meet the following qualifying criteria when completing the rental application:

- We require that our renters' gross income is equal to at least two (2) or three (3) times the monthly rent (determination will be made by management company and will be based on source and length of income, income to debt ratio, credit score and any other factors that management company deems relevant). If more than one applicant, each applicant will be qualified with the above standards on 50% - 75% of the monthly rent.
- We require copies of the applicants' two (2) recent pay stubs to verify employment. Applicants must have six (6) months employment history or previous employment information must be included. For self-employed renters we require tax returns to verify income and last three months business bank statements. Unsatisfactory employment history or a credit score below 600 will require additional approval and requirements (such as additional funding in the form of increased deposit, additional funds at move-in, etc.).
- Any rental history must show that all lease terms have been satisfactorily fulfilled.
- Applicant must physically reside in the rental unit for which they are applying and must disclose all persons that will be occupying the unit. All persons 18 years of age or older are subject to background checks prior to occupancy and must be a leaseholder and qualify for the rental unit.
- A criminal background check will be done on all applicants and any occupant 18 years of age or older. If the applicant has a recent felony on his/her record or a questionable criminal background, has been evicted previously, collections from previous landlord(s) not paid in full, or a credit score below 500, it may be grounds for denial and will require additional approval and requirements (such as additional funding in the form of increased deposit, additional funds at move-in, etc.).
- Any applicant over the age of 18 must submit a separate rental application.
- Occupancy limits have been established per unit size. Maximum number of persons allowed is as follows with no more than three unrelated adults per apartment or duplex in either a two or three bedroom floor plan: Studio no more than 2 persons; One Bedroom no more than 2 persons; Two Bedroom no more than 4 persons; Three Bedroom no more than 6 persons

TO VIEW A PROPERTY YOURSELF - you must provide a copy of a current, government issued identification and allow a \$0.99 charge to be placed on a valid bank issued credit/debit card to verify your identity.

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability. I have read and understand the above qualifying criteria.

*Note: False information given on an application will be grounds for rejection of the application.*

<b>PROPERTY DESCRIPTION</b> <b>Recommended Rent Range</b>	<b>High</b> <b>\$2,000 +</b>	<b>Mid</b> <b>\$1,000 –</b> <b>\$1,999</b>	<b>Low</b> <b>\$0 –</b> <b>\$999</b>	<b>Subsidized</b>
<b>Identity Information Verification</b>				
Decline if applicant's identity cannot be verified using public data base records	Y	Y	Y	Y
If applicant is under 20, ignore identity failure and continue to process the rest of the screening tests	Y	Y	Y	Y
Social Security Number Required	Y	Y	Y	Y
<b>General Credit</b>				
Minimum score for approval	750	685	620	N/A
Considered if no credit history is found at all (must have co-signor)	N	Y	Y	Y
Decline if over maximum incidents allowed (excluding medical and student loans)	3	5	8	N/A
<b>Landlord / Utility Incidents</b>				
Decline if any essential utility (electric, gas, etc.) within previous number of years indicated has balance	5	3	2	N/A
Decline if any landlord incidents (must be paid in full) [No incidents accepted within the last 3 years]	5	4	3	N/A
<b>Outstanding Debt</b>				
Minimum outstanding debt allowed (includes current and past)	N/A	N/A	N/A	N/A
Maximum outstanding past due debt allowed (includes outstanding collection, trade-lines and legal judgements)	\$0	\$500	\$1,000	N/A
Exclude medical and student loan in any debt calculations	Y	Y	Y	Y
<b>Foreclosures</b>				
Decline if any foreclosures within previous number of years indicated	N/A	N/A	N/A	N/A
<b>Bankruptcy</b>				
Decline for any bankruptcies within previous number of years indicated:	N/A	N/A	N/A	N/A
Ignore Chapter 7 bankruptcies ( <u>granted/discharged</u> )	Y	Y	Y	Y
Ignore bankruptcies not granted ( <u>dismissed</u> )	Y	Y	Y	Y
Evictions (exceptions may be made for certain situations so please ask) with outstanding balance	N	N	N	N
Decline for any evictions within previous number of years indicated [Must be paid in full]	5	3	2	1
Calculate and show computation of Maximum Allowable Rent	N	N	N	N
Decline if computed Rent to Income ratio for an individual applicant is above ____%	33%	33%	33%	N/A
Approve if computed Rent to Income ratio for joint applicants meets threshold	Y	Y	Y	Y
All joint applicants pass if one applicant can meet threshold	Y	Y	Y	Y

Combine incomes for joint applicants (each must qualify for 50%)	Y	Y	Y	Y
<b>Guarantors</b>				
Allow Guarantors (Any adverse result given to an applicant for a financial test (except eviction) may be approved with a qualified guarantor)	Y	Y	Y	N/A
Decline if Guarantor has a bankruptcy within previous number of years indicated:	N/A	N/A	N/A	N/A
Decline if Guarantor has a foreclosure within previous number of years indicated:	N/A	N/A	N/A	N/A
Decline if Guarantor has any legal items within previous number of years indicated:	N/A	N/A	N/A	N/A
Decline if Guarantor has more than indicated outstanding past due debt (excluding medical debt)	\$0	\$500	\$1,000	N/A
Maximum collection accounts allowed (non-zero balance; excluding medical collections)	1	2	3	N/A
Decline if Guarantor has any essential utility collections within previous years indicated:	7	6	5	N/A
Decline if Guarantor has any landlord incidents within previous number of years indicated (must be paid in full)	Y	Y	Y	Y
Decline if Guarantor has no credit history found at all	Y	Y	Y	Y
Decline if Guarantor has a credit score below	775	750	700	N/A
<b>Screening and Criminal History</b>				
Screen "Other" Adult Household Members (Identity Verification and Criminal Check Only; Approval for criminal checks on page two will be enforced)	Y	Y	Y	Y
Also screen "Other" Adult Household Members for Eviction Records	Y	Y	Y	Y
Criminal Multi-State Database Check	Y	Y	Y	Y
Decline if convicted of a sexually related offense for any time period or a current registered sex offender	Y	Y	Y	Y
Decline for felonies of illegal manufacture or distribution of a controlled substance or felonies resulting in bodily harm or intentional damage or destruction of property within the last 7 years (DUI not considered)	Y	Y	Y	Y
Ignore Misdemeanors, arrests on any offenses, adjudication withheld, dismissals, pre-trial diversions, nolle prosequere, acquittal, etc. on any offenses and/or DUI related charges/convictions, illegal drug or controlled substance or paraphernalia possession or use convictions.	Y	Y	Y	Y