

Pre-Screening Requirement and How to Apply

Here are a few helpful tips to get you started!

1. Review the pre-screening criteria below, if you feel yourself and all signing parties meet the requirements then move on to step 2

FREE APPLICATION



SCAN ME

2. <https://hallrentals.managebuilding.com/Resident/rental-application/new/apply>
3. If you pass the pre-screening and application criteria you will be required to pass the credit and background check. Every applicant over the age of 18 must complete this. \$32 per applicant.

Tenant Screening Criteria

Property Information:

This property has the following pet and smoking policies:

- Pets are not allowed.
- Smoking is not allowed inside the home.

Rental History Criteria:

At this property we require that the tenant have 0 evictions (or less) on record. If overall rental history is less than 12 months this result in a potential for an increased security deposit or a reason to deny rental application.

The following items can be considered a deniable factor:

- More than 2 late rent payments on record in a 12 month period
- More than 1 noise complaint on record in a 12 month period

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- Broken lease agreements with previous landlords
- Inaccuracy or falsification of the rental application

Income Requirement Criteria:

This property requires that the tenant doesn't spend more than 33% of their gross monthly incomes on rent.

If the applicant doesn't meet this standard rent to income criteria, this will result in a potential for an increased security deposit or a reason to deny application.

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 12 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 \$250 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
- Employment requirements will be waived for international students. An I20 will be required for verification
- Final recommendation will also be dependent on income, rental and employment history

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 600 but higher than 550, it will result in an increased deposit or cosigner requirement.
- A bankruptcy discharge will result in an increased deposit or cosigner requirement.
- A paid rental collection and/or judgment will result in an increased deposit or cosigner requirement.
- Final recommendation will also be dependent on income, rental and employment history.

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Deniable factors include:

- Unpaid rental collection or judgment(s), Unverifiable Social Security Number, Open Bankruptcy
- Judgements and/or liens in excess of \$1000.00

Public Records Criteria:

An eviction and criminal records search will be conducted as part of the screening process.

Deniable factors include the following:

Murder (1st and 2nd degree), Kidnapping (All counts), Manslaughter (1st degree), Theft (1st & 2nd degree), Assault (1st, 2nd, & 3rd degree), Forgery, Burglary (1st, 2nd degree), Vehicle prowling (1st degree), Robbery (1st & 2nd degree), Malicious mischief (1st degree), Sexual related offenses (all counts), Arson (1st and 2nd degree), Reckless burning (1st degree), Delivery or sale of controlled substances (all counts), Possession with or without intent to deliver (all counts), Manufacturing with or without intent to deliver (all counts)

Cosigner Criteria:

This property requires that the cosigner doesn't spend more than 33% of their gross monthly incomes on the rent.

The cosigner shouldn't have any of the following:

- Active Liens, Judgments, Recently Filed Bankruptcies

Any questions or concerns, contact Hall Property Management at 765-720-8420