



NOTICE FOR TENANT SCREENING PROCESS AND CRITERIA

Before tenancy can be approved, all applicants must go through a tenant screening process. You will be required to fill out and sign a rental application to be considered for tenancy. The application will be reviewed for completeness and the information included on the application will be used to generate a consumer report. The consumer report may contain any or all of the following information:

- Scored credit report
- Address history
- Criminal history search
- Sex offender registries search
- Eviction history search
- Verification of current and/or previous rental history
- Verification of current and/or previous employment
- Verification of driver's license status

The consumer report will be reviewed by the landlord prior to approval of tenancy. If the consumer report includes any of the following information the application for tenancy will be denied:

- Delinquent accounts on the credit report (more than 10% of the total number of accounts on the credit report)
- Collections and/or charge offs on the credit report (more than 10% of the total number of accounts on the credit report)
- Bankruptcy filed within the last three years
- Any currently pending criminal charges
- Any felony convictions in the last seven years
- Any misdemeanor convictions in the last two years (exception for solitary MIP)
- Two or more misdemeanor convictions in the last seven years
- Registered sex offenders
- Any eviction record
- Negative rental history such as excessive noise complaints, outstanding debts and payment problems, extensive damages, or anything that would cause the landlord to not re-rent. Mortgage history with more than 6 late payments in the last two years will also be denied.
- Falsification of information provided on rental application

The consumer report will be generated by Acranet, a consumer reporting agency. In the event that your application is denied or an adverse action is taken, you have the right to obtain a free copy of your report and to dispute the accuracy of the information appearing in the consumer report by contacting Acranet.

ACRANET Phone:800-304-1249