

RESIDENT SCREENING CRITERIA



Grove Realty utilizes the policies and procedures outlined below as applicant screening requirements. When an applicant does not fall within these minimum screening requirements, the applicant may be approved on a conditional basis due to extenuating circumstances, at the sole discretion of Grove Realty. Occasionally a rating that might otherwise warrant rejection or a co-signer may be disregarded in favor of one or a combination of the following additional requirements: an increased rental rate, additional pre-paid rent or deposits, and/or a co-signer/guarantor. Applicant screening guidelines are always utilized without regard to race, color, sex, religion, national origin, familial status or handicap.

Income Requirements

- Monthly income must be 3 times rent amount and total monthly debt payments.
- Monthly obligations must not exceed 80% of income.
- Must have a minimum of one year with current employer at substantially the same income now earning, or a minimum of three years in the same field with substantially the same income level and no more than two employers within the past three years.
- Self-employed applicants or those who receive more than 25% of their income in the form of commission must demonstrate substantially the same income for the past two years and may be required to submit a certified copy of most recent tax return and/or provide the most recent 3 months bank statements demonstrating deposits and withdrawals of the minimum income and debt requirements. If using tax returns, only income stated on the tax return may be used for qualifying. Business entity records in the state of filing will also be verified for self-employed applicants.
- Military members may not sign a lease for a term longer than their current enlistment term or the length of time remaining at their current duty station.
- Full-time students who fail to meet the minimum employment requirements will require a guarantor. However, this requirement may be waived if the applicant has obtained a masters or advanced degree or holds a professional designation and has full-time employment at the time of application.
- Unemployed applicants must provide proof of sufficient income to qualify for the rental property, and reasonable certainty that such income is likely to continue for the entire lease term.

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Rental History Requirements

- Applicant must have a minimum of two years of rental or mortgage history within the five years immediately preceding the rental application.
- Credit search must contain no derogatory rental information, judgments or collection accounts from a former landlord within the preceding five years whether paid or unpaid.
- Not more than one late rent payment in the past two years is allowed and it must not have been more than fifteen days late.
- Rental references must indicate that all the terms of prior lease were met including proper notice to vacate.

Credit History Requirements

- Each applicant must have a “FICO” credit score of 650 or greater. Married applicants may use an average of each spouse’s score, provided that neither spouse has a score below 550.
- Applicant must have an active checking account.
- Applicant must have at least two accounts on their credit report which have been open for at least two years and which have been paid on time.
- There must not be a bankruptcy within the past five years and new credit must have been established since any bankruptcy (at least one installment loan or credit card) and have been paid as agreed for at least 12 months.
- There must be no unpaid judgments or collection accounts, and not more than two paid judgments or collection accounts within the preceding 24 months except that special consideration may be granted at Agent/Owners sole discretion for small medical judgments or slow payments on student loans, if it is determined that there are enough other favorable credit references to outweigh these.
- No more than two late payments allowed (greater than 30 days past due) on any installment loan or credit card within the past year.

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Guarantors/Co-Signers

- Minimum FICO Score of 685.
- Monthly income must be 5 times rent amount and total monthly debt payments.
- Monthly obligations must not exceed 80% of income.
- Must have a minimum of one year with current employer at substantially the same income now earning, or a minimum of three years in the same field with substantially the same income level and no more than two employers within the past three years.
- Self-employed applicants or those who receive more than 25% of their income in the form of commission must demonstrate substantially the same income for the past two years and may be required to submit a certified copy of most recent tax return and/or bank statements for the past two years. Only income stated on the tax return may be used for qualifying.
- Unemployed applicants must provide proof of sufficient income to qualify for the rental property, and reasonable certainty that such income is likely to continue for the entire lease term.
- No criminal history, civil actions or prior evictions allowed.

Criminal History/References/Other

- The following criminal convictions are the basis for rejection of an applicant: No violent or drug-related felonies; no crimes against children; no felonies committed within the last 10 years, and no imprisonment for felonies within the last 5 years; no crimes against landlords or rental properties; no convictions or pleas to any crime involving metal theft, vandalizing properties, or otherwise damaging properties; no arson convictions or pleas.
- Any previous landlord must be verified and a favorable reference given.
- Animals may be negotiated on a case by case basis with references, additional pet rent and additional security deposit. Applicant must have owned the pet at least one year and pet(s) must be at least one year old (no puppies or kittens). Deposit amounts based upon size and anticipated risk level of pet. (verified service/companion animals are excluded from this policy).
- All applicants must be 18 years of age or older and must submit a separate application.