

Rentals 4 NoCo Rental Application Screening Criteria

Rentals 4 NoCo
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Rentals 4 NoCo is an equal housing opportunity housing provider and does not discriminate based on: race, color, religion, national origin, sex, familial status, disability, creed, sexual orientation, marital status, and ancestry. We comply with all federal, state and local laws concerning Fair Housing.

Thank you for your interest in a Rentals 4 NoCo managed home. To be considered for residency, all applicants must meet the criteria listed below. Any person(s) over the age of 18 to reside with the rental home must submit a completed application to be screened within this listed criteria. Applications will be processed on a first come, first served basis once a fully completed application is turned in. If you turn in an incomplete application, and someone else turns in a completed application, they would be processed first.

Application Process:

1. After selecting your rental home, submit your application to Rentals 4 NoCo.
2. Any person over the age of 18 must submit a separate application.
3. All applicants must pay a non-refundable \$35 application fee per applicant. Payment must be made in the form of personal check, certified funds (money order or cashier's check), cash or via Venmo (electronic payment).
4. The speed of application being processed depends how quickly we hear back from your references.
5. Rentals 4 NoCo will contact you upon approval with an email giving further details. The lease agreement will be sent via Docusign (for electronic signatures) - unless you need to sign in person, which we can happily do. Once signed, payment will be required as a good faith deposit for the property. Depending on move in dates, this payment can be made via your online Tenant portal, or in person. If your move in date is less than 10 business days out, certified payments will be required.

General Requirements:

1. All applicants must provide verifiable identification sufficient to adequately screen.
2. All applications must be completed in their entirety to be accepted. Incomplete applications will not be processed.
3. Inaccurate, incomplete, or falsified information will be grounds for denial.
4. All applicants must be able to enter into a legal and binding contract.
5. All documents and monies owed outlined within the rental criteria are due at the time of application. Your desired rental home cannot be reserved or taken off the market with a partial application.
6. The behavior of the applicant during the showing and screening will be taken into consideration. Unacceptable, inappropriate, confrontational behavior may be grounds for denial.

Income Requirements:

1. The combined gross monthly income of the household must equal three (3) times the monthly rent. All sources of income will be considered (including but not limited to government assistance, student loans, vouchers, jobs in the marijuana industry, etc.). Only students will be allowed to provide a guarantor to sign. The guarantor's income must have a minimum monthly income of five (5) times the monthly rent and a FICO score above 700. Payment for an additional non-refundable application fee of \$35 is required to process the guarantor application. Unemployment will only be considered towards income if it is for the full term of the lease agreement, in writing.
2. Housing vouchers are accepted, however income needs to be 3x the monthly rent, including any utilities. Example: Rent is \$1,000/month, voucher is for \$800/month, utilities are \$300 total a month. We would deduct the \$800.00 voucher from the rent, Tenant would be responsible for showing \$500/month times three.
2. All applicants and guarantors must provide their last three (3) consecutive paystubs to verify their income. If the applicant is self-employed, they can provide an income statement from their company software (with name / date), or prior twelve (12) months' bank statements, or 1099 document or tax returns will be required for verification.
3. Income which is unable to be verified will result in denial of the application.

Pets/Animals:

Rentals 4 NoCo Property Management uses a third-party pet policy service, call Pet Screening. **All applicants** must create a animal profile, whether you have a pet, an assistance animal or no animal at all. If you have a pet (non assistance), there is a small additional fee per pet charge which is administered by the third party tool. Tenant understands this is a requirement for all.

Rental History Requirements:

1. Applicants must provide a minimum of three (3) years’ recent rental history and provide written permission to obtain the applicant’s rental history from previous landlords (signed application). All applicants must include updated information for rental history verification. Inaccurate information may cause a delay in processing or denial of the application. This does not apply if Tenant applying currently owns, which will need to be verified also.
2. Eviction filings within the last five (5) years is grounds for denial.
3. Rental history reflecting past due rent, an outstanding balance, or open collection status will be denied.
4. An application may result in denial if a landlord refuses to provide a reference or the landlord provides a negative reference which includes any of the following information:
 - a. Two (2) or more legal demands for payment or compliance within a twelve (12) month period.
 - b. Two (2) or more NSF checks within a twelve (12) month period.
 - c. Rental history reflecting habitual or a combination of noise complaints, noncompliance, and/or excessive damage/neglect of the landlord’s property during use of the property.

Credit Requirements:

1. A credit / criminal / background report will be requested for all applicants and guarantors.
2. An application or guarantor application will result in denial should the credit report reflect any of the following items (including any items mentioned above):
 - a. A FICO score below 600, unless a double security deposit can be paid (broken down in (3) payments available).
All rentals will require a minimum of first month’s rent and one month security deposit to move in.
 - b. Open bankruptcies.
 - c. Collections from prior landlords / housing or utility companies, not paid.

Criminal Background Criteria:

1. A criminal background check will be conducted on all applicants who will resident within the rental home.
2. An application will result in denial should the criminal background reflect any of the following items:
 - a. A conviction, guilty plea, no-contest plea, or deferred sentences for any felony charges newer than 5 years old.
 - b. Denial for serious crimes, indefinite look back period: stalking, manufacturing/distributing a controlled substance, violent crime causing death (example: homicide, manslaughter, etc.), and sex offenses.

Application Cost Breakdown:

Your background check cost is \$15.00 through CLC Screenings. The remaining \$20.00 is the cost to process other information - landlord or mortgage references, employment references, as well as any other information provided on the application. Application fees are required per application, regardless of Tenant or Guarantor. Once the signed application has been turned in and fees paid, all application fees are non-refundable. Application fees are non-negotiable.

If your application is denied due to negative and/or adverse reports in your screening you may contact:

CLC Screenings
 a division of Carlton Litigation Consultants
 P.O. Box 75605
 Tampa, Florida 33675
 (866) 639-0581

Providing your signature below indicates you have received, read, and understand the criteria in which your application will be reviewed. Your application cannot begin processing without receipt of signature on the Rental Application Screening Criteria, your completed and signed application, and your signed Brokerage Disclosure.

Applicant: _____

Date: _____