



## **TENANT SELECTION CRITERIA**

**Dear Prospective Tenant,**

Thank you for considering a rental property ("Rental") managed by Hall Realty Results ("Manager"). We require that all prospective tenants meet the following criteria when submitting an application for a rental. By applying, you acknowledge and agree to the following:

**This application is for rental consideration only and does not guarantee an offer to rent the property. The property owner, or Manager, may accept and review multiple applications for the Rental and will, at their sole discretion, choose the first qualified applicant.**

**All application fees paid to the Manager are non-refundable.**

**Photo ID:** All applicants are required to verify their identity as part of the application process. The Manager reserves the right to decline any application that is incomplete or lacks valid identification verification.

**Applicant(s) must intend to live in the Rental unit for which they are applying.** All individuals who will reside in the property must be disclosed in the application. Each person living in the unit is subject to a background check before occupancy. Any person 18 years or older must be listed on the lease and must meet the qualifications to rent the unit, alongside the applicant.

**If an application is denied due to not meeting the Manager's Tenant Selection Criteria, the Manager may take appropriate action.** This could include rejection of the application, the need for a higher security deposit, or requiring a qualified lease guarantor.

**Occupancy limits are determined based on the size of the unit.** The maximum number of occupants is restricted to two persons per bedroom, plus one additional person, unless otherwise specified by law.

**Note :** Properties located in Raleigh, NC are restricted to one person per bedroom in qualifying maximum occupancy.

**Other Qualifying Considerations:** The Manager will evaluate factors such as the length of the desired lease term (minimum of one year), any necessary repairs or adjustments to the property (excluding requests for accommodations under Fair Housing laws), and the length of time the property will remain vacant before the applicant moves in.

# HALL REALTY RESULTS

**Automatic Decline:** Applicants may be automatically disqualified for any of the following reasons: prior eviction for cause, falsifying information on the application, providing an invalid social security number, submitting an incomplete or unverifiable application, or failure to complete the application process.

**Rental Acceptance:** By accepting the rental offer, prospective tenants acknowledge that the property is being rented "as-is." Any requests for changes or repairs should be submitted in writing with the application. Once the application is approved, applicants must submit the security deposit and sign the lease agreement within 24 hours. Failure to do so may result in the cancellation of the offer, at the sole discretion of the Manager.

**Lease Guarantor:** Guarantors may be considered for applicants who are denied based solely on resident score history. Guarantors are not accepted for applicants who fail to meet other criteria such as income, rental history, employment, or criminal background checks. Only one guarantor per household is permitted, and they may be a family member or employer—friends are not eligible. Guarantors must submit a completed application, pay the associated fee, and provide all required documentation. **The guarantor must demonstrate a net monthly income of at least 3 times the monthly rent and meet all other Tenant Screening criteria set by the Manager.**

In accordance with Fair Housing Laws, discrimination is prohibited on the basis of race, religion, color, national origin, gender, sexual orientation, age, marital status, veterans' status, familial status, lawful income source, and disability, among other protected categories.



## Breakdown of criteria

Resident Score (FICO)	Recommendation	Explanation
0 - 524	Decline*	Fails to meet the Resident Fico Score
525-549	Conditional*	Below ideal Resident Fico Score but may be considered with 2 months security deposit and last month's rent held in escrow. Lower scores in this range may have higher deposits or require other adverse action to be taken.
550 - 649	Conditional*	Below ideal Resident Fico Score but may be considered with 2 months security deposit. Lower scores in this range may have higher deposits or require other adverse action to be taken
650+	Accept*	Meets or exceeds Resident Fico Score requirement

The credit decision settings are configured by Manager based on the FICO Applicant Resident Score Settings and other credit data. This score describes the degree to which the applicant meets the criteria.

Bankruptcy	Recommendation
Open, Discharged, or Dismissed 0-3 years	Decline*
None, Discharged, or Dismissed 3+ years	Accept*

# **HALL REALTY RESULTS**

Household Net Income/Rent Ratio	Recommendation	Explanation
0 - 1.99x	Decline*	Fails to meet the income to rent ration
2 - 2.49x	Conditional*	Below ideal income to rent ratio but may be considered with 2 months security deposits. Lower ratios in this range may have higher deposits or require other adverse action to be taken.
2.5x+	Accept*	Meets or exceeds Resident income to rent ratio
Assets may not contribute to qualifying income.		

Residency History	Recommendation
No Landlord tenant court records, unpaid Landlord collections of any amounts in the past 7 years	Decline*
Pending foreclosure or foreclosure with debt(s) owed	Decline*

Criminal History	
None in the last seven (7) years: <ul style="list-style-type: none"> <li>➤ Drug manufacturing or distribution</li> <li>➤ Physical offenses against persons (violent-fatal, violent-non-fatal, kidnapping, sex offenses)</li> </ul>	Pass/Fail
Items considered/reviewed individually: <ul style="list-style-type: none"> <li>➤ Property offenses (theft-related, destruction related)</li> <li>➤ Financial offenses (fraud, bad check)</li> <li>➤ Drug use offenses</li> <li>➤ Other felony offenses (motor vehicle &amp; license, prostitution, alcohol, wildlife, government obstruction)</li> </ul>	Reviewed on an individual basis, considering factors such as the details of the criminal conduct, the applicant's age at the time, the nature and seriousness of the conviction, and how much time has passed since the conviction. If a criminal history suggests that an applicant's presence would pose a direct threat to the health or safety of others, or if it could lead to significant damage to the property, the application may be denied.

\*Subject to change at Manager's discretion.

## Pet Policy

Pets may be allowed on a case-by-case basis, depending on the specific rental and community guidelines. Certain dog breeds may be restricted, which could lead to the rejection of an application, including:

- Akita\*
- Chow Chow\*
- Pitt Bull\*
- Bull Terrier\*
- Pitt Bull Terrier\*
- Alaskan Malamute\*
- Doberman Pinscher\*
- Staffordshire Terrier\*
- Rottweiler\*
- Bullmastiff or Mastiff\*
- Presa Canario\*
- Wolf/Dog Hybrids\*
- Cane Corso\*

Farm animals are not permitted. Additionally, providing pet care or babysitting for others is not allowed. Unauthorized pets on the premises are considered a violation of the lease and may result in penalties, including possible eviction. The manager requires that all pets and service animals be screened and/or verified.\*

\*Subject to change at Manager's discretion.