

Tenant Screening Criteria

Property Information:

This criteria is for all rental properties managed by Hubach Property Management, LLC.

This property has the following pet and smoking policies:

- Pets are Allowed
 - Dogs
 - No dogs over 50 Lbs
 - Some Breeds will not be allowed, Check with Management for List
 - A Non-Refundable Pet Fee of \$350 per dog
 - Pet Deposit of \$250 per dog
 - Dogs must have all applicable licenses and vaccines
 - Cats
 - All cats must be spayed or neutered
 - Exotic cats will not be allowed
 - A Non-Refundable Pet fee of \$350 per cat
 - Pet deposit of \$250 per cat
 - All cats must have applicable licenses and vaccines
 - No more than 2 animals allowed on property
 - Exceptions will be made for service animals with proper documentation
 - All other pets are up to the discretion of the owner
 - No animal is allowed on property unless it is written in the lease and all Fees and Deposits have been paid
- Smoking is Not Allowed

Rental History Criteria:

At this property we require that the tenant have 0 evictions (or less) on record for the last 4 years. If overall rental history is less than 12 months this will result in the need for supporting documentation for living accommodations for past 3 years. 12 months or less of rental history will be evaluated on a case by case basis.

The following items can be considered a deniable factor:

- More than 1 late rent payments on record in a 12 month period
- More than 1 noise complaints on record in a 12 month period
- 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. Alimony and Child support are not counted toward income. If the applicant doesn't meet this standard rent to income criteria, this will result in denial of lease application.

The following items can be considered a deniable factor:

- Lack of proof of income
- Falsification of income
- Cannot meet income requirements

Employment History Criteria:

This property requires 18 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 one month's rent 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

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 this, it will result in an increased deposit or cosigner requirement.
- A bankruptcy discharge will result in denial of application.
- A paid rental collection and/or judgment will result in extra deposit of 1 months .

Deniable factors include:

- Unpaid rental collection or judgement(s), Unverifiable Social Security Number, Open Bankruptcy
- Judgements and/or liens in excess of \$1,500

Public Records Criteria:

An evictions 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 10% of their gross monthly incomes on the rent.

The cosigner shouldn't have any of the following:

- Active loans, judgements, recently filed bankruptcies