

SCREENING CRITERIA

1. All Applicants over 18 must complete an on-line application
2. You must fully complete all portions of the application or provide an explanation acceptable to landlord as to why you did not complete all portions of the application.
3. You must be at least 18 years of age.
4. You must have photo identification.
5. You must have a valid social security number.
6. You must have a prior rental history or have owned a home and provide proof of same.
7. You must provide contact information for both your current and prior landlord. Your application will be denied if, after making a good faith effort, your current and prior landlord cannot be contacted to verify your rental history. Any negative reference from a prior or current landlord will cause you to be denied rental.
8. If an eviction action has ever been filed against you, regardless of the outcome, you will be denied rental.
9. If you are employed, your gross monthly income must be at least 3.2 times the monthly rental amount and you must provide landlord with acceptable written documentation substantiating your income which is dated within the past 30 days. If you are self-employed you must provide me with your most recent tax filing to verify your income. If you have not been employed by your current employer for at least 12 months, then you must provide your prior employer's information. You must provide contact information for any and all employers for any job that you would like to be considered. Your application will be denied if, after making a good faith effort, your employer cannot be contacted to verify your income.
10. If you have been sued by anyone in an attempt to obtain a money judgment against you within the last 5 years you will be denied rental. If you have a money judgment against you that is older than 5 years you must have legally satisfied that judgment or you will be denied rental.
11. If you have been convicted of illegally manufacturing or distributing a controlled substance as defined in sec 102 of the Controlled Substances Act (21 U.S.C. 802) you will be denied rental.

14. If you have been convicted within the last 6 years of any crime that shows a demonstrable risk to tenant safety and/or property you may be denied rental after consideration of the nature and severity of the crime, the age of the individual at the time of the conduct, and the amount of time that has passed since the criminal conduct occurred. Other factors may be considered on a case by case basis. Applicant shall provide any information or documentation that he or she would like landlord to consider regarding the conviction
15. No pet without approval of Management. See Pet Addendum for specifics.
16. No smoking allowed.
17. You must have a credit history/background that can be verified by a credit report.
18. You must have a credit score of at least 600 per Equifax. Scores between 600 & 650 may require a co-signer (Guarantor) depending on current obligations and current income. Amount of debt shall not interfere with payment of rent.
19. Your credit report cannot have any delinquencies noted.
20. If landlord is unable to verify any information on your rental application, including but not limited to, your prior rental history and your employment, you will be denied rental.
21. "Rent Assistance" (Section 8 Housing Choice Voucher) will not be accepted if the rental property located outside of Milwaukee County
22. If you have misrepresented any information on your application you will be denied rental.
23. Each applicant must individually meet each of the aforementioned screening criteria with the exception of #9. If more than one adult is to live in the unit, all adults income may be combined to meet the requirement of criteria #9.
24. You must pay a security deposit equal to monthly rent at time of the lease signing.

Date Started Using: 11-12-2022 Date Ended Using: _____