



RESIDENTIAL RENTAL CRITERIA

Our office fully supports and is in compliance with State and Federal Law as well as the Federal Fair Housing Act. We are a company committed to Equal Opportunity Housing. No person shall be subjected to discrimination based on race, ethnicity, color, age, religion, gender, sexual orientation, disability, familial status, marital status, national origin, source of income, or any other protected class. Jennings Group will provide reasonable accommodations to disabled persons that will provide them with equal opportunity to use and enjoy their unit and/or common areas. To the best of our ability, all units will be rented to the first applicant who meets the following criteria.

I. OCCUPANCY STANDARDS

1. Occupancy limits are based on the number of bedrooms in a unit. A bedroom is defined as a 70 ft² or larger space within the premises that is intended to be used primarily for sleeping, with an emergency egress window.
2. Two individuals are allowed per bedrooms plus one more individual for the unit.

II. GENERAL REQUIREMENTS

1. Each applicant will be required to provide a positive identification with picture.
2. A complete and accurate application listing the current and most recent previous rental reference with phone numbers will be required (incomplete applications cannot be processed).
3. Each applicant will be screened individually.
4. Applicants must be 18 or older and able to enter into a legally-binding contract.
5. Each resident over the age of 18 must submit a separate Rental Application and be screened.
6. Inaccurate, incomplete or falsified information will be grounds for denial or termination of your tenancy. Applications providing information that is not verifiable in a timely manner may be delayed or denied.

III. DEFINITIONS

1. A **Co-Signer Agreement** may be required in order for an applicant to meet the rental criteria for a property. A co-signer must be an individual with good established credit meeting the **VI. Credit Requirements** criteria who is willing to take full financial responsibility in the event that the tenant fails to meet the obligations of the rental agreement. A Co-Signer Agreement is binding for the entire term of the tenancy and shall only terminate when the tenancy terminates.

IV. INCOME REQUIREMENTS

1. **Total Gross Monthly Income should equal or exceed 3 times the stated rent, or Total Net Income should equal or exceed 2 ½ times the stated monthly rent.**
2. For applicants relying on local, state, or federal housing assistance, Income Requirement IV.1 shall apply to the tenant's portion of the monthly rent payment as stipulated by the assistance program documentation.
3. If monthly income does not meet Income Requirement IV.1 an additional security deposit or a Co-Signer Agreement may, on a property-by-property basis, be accepted or required (**See Section VIII, Criteria B, C, D**).
4. Current paycheck stubs from the employer will be required if we are unable to verify income over the phone. Verifiable income will be required for unemployed applicants. (Verifiable income may mean, but is not limited to: Bank accounts*, Alimony/Child Support, Trust Accounts, Social Security, Unemployment, Welfare, Grants/Loans, Housing Assistance, or similar financial sources). Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns or bank statements demonstrating a reliable monthly income meeting Income Requirement IV.1.
* 3 months of consecutive bank statements demonstrating a minimum of 6 times the monthly rent held in immediately-available funds.

V. RENTAL HISTORY

1. **Verifiable Third-Party Rental History** from a current and a previous landlord is required. Rental references ending 12 months prior to the date of application will not be considered current.
2. **Significant Complaints or Noncompliance Violations** will result in the denial of the application a) Repeated disturbances to the neighbors' peace, b) Reports of illegal activity, c) Damage to the property beyond normal wear and tear, d) Unpaid rent or damage charges, e) Reports of violence or threats to landlords, neighbors, or staff, f) allowing persons or pets not on the lease to reside on the premises, and g) Failure to give proper notice when vacating the property.
3. **Home ownership.** If an applicant has no rental history due to home ownership, verified proof of ownership and payment history/payoff will be required.
4. **Co-Signer Agreement | additional security deposit.** In lieu of a rental history, a Co-Signer Agreement or an additional security deposit may, on a property-by-property basis, be accepted or required (**See Section VIII, Criteria E, F, G**).
5. **Past due rent.** Rental history reflecting past due rent or an outstanding balance may be grounds for denial.
6. **Evictions.** Evictions during the preceding five years, excepting those that were dismissed or won by applicant(s), may be grounds for denial.

VI. CREDIT REQUIREMENTS

1. **Positive established credit will be required.** Lessor, by renting a rental unit to an applicant, is extending credit. Therefore, credit history is extremely pertinent to the screening process. Credit bureau reports are a tool for the lessor to verify accuracy of information provided by the applicant
2. Applicants should have little or no derogatory information reported on his or her credit bureau report. Derogatory information means recurring late payments, currently delinquent accounts, collections, bankruptcies, judgments, liens, etc.
3. Five or more unpaid collections (not medical related) reported by the credit bureau will result in denial.
4. Bankruptcies with subsequent negative debt will result in denial.
5. Unpaid rental property debt or debt to utility companies will result in denial.
6. Negative or adverse debt exceeding \$500 on a credit bureau report (i.e slow pay, collections, bankruptcies, repossessions, liens, judgements & wage garnishment programs) will result in denial.
7. If an applicant has no established credit or has negative or derogatory credit, a Co-Signer Agreement or an additional security deposit may, on a property-by-property basis, be accepted or required. **(See Section VIII, Criteria I, J).**

VII. CRIMINAL CRITERIA

Upon receipt of the rental application and screening fee, Owner/Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has charges pending for, been convicted of, or pled guilty or no contest to, any: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which the applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the landlord's agent.

A single conviction, guilty plea, no contest plea or pending charge for any of the following shall be grounds for denial of the rental application. If there are multiple convictions, guilty pleas or no contest pleas on the applicant's record, Owner/Agent may increase the number of years by adding together the years in each applicable category. Owner/ Agent will not consider expunged records.

1. Murder, manslaughter, class A felonies involving arson, rape, kidnapping, child sex crimes, where the date of disposition, release or parole has occurred in the last 20 years.
2. Criminally negligent homicide, aggravated vehicular manslaughter and Class A felonies not included above for drug-related crimes, person crimes, sex offenses, financial fraud crimes, burglary, where the date of disposition, release or parole has occurred in the last 10 years.
3. Class B felony for drug-related crimes, person crimes, sex offenses, financial fraud crimes, aggravated theft, where the date of disposition, release or parole has occurred in the last 7 years.
4. Class C felony for drug-related crimes, person crimes, sex offenses, financial fraud crimes, burglary, theft, criminal mischief, coercion, animal abuse, where the date of disposition, release or parole has occurred in the last 5 years.
5. Class A misdemeanor for drug-related crimes, person crimes, sex offenses, financial fraud crimes, criminal impersonation, violation of a restraining order, criminal mischief, stalking, disorderly conduct, unlawful possession of a firearm, possession of burglary tools, where the date of disposition, release or parole has occurred in the last 3 years.
6. Class B misdemeanor for drug-related crimes, person crimes, sex offenses, financial fraud crimes, disorderly conduct, where the date of disposition, release or parole has occurred within the last 18 months

VIII. RENTAL CRITERIA CODES

Criteria codes define whether or not the property you are interested in will or will not accept certain allowances. The rental criteria code corresponds to the Jennings Group Inc. property specific listing flyer.

Section IV and V and VI Income and Rental History and Credit Requirements

Criteria A- Property does not accept any allowances.

Section IV, 3- Income Requirements

Criteria B- Property will accept a Co-Signer Agreement.

Criteria C- Property will accept an additional security deposit.

Criteria D- Property will accept a Co-Signer Agreement and/or an additional security deposit.

Section V, 4- Rental History

Criteria E- Property will accept a Co-Signer Agreement.

Criteria F- Property will accept an additional security deposit.

Criteria G- Property will accept a Co-Signer Agreement and/or an additional security deposit.

Criteria H- Other Criteria _____

Section VI, 7- Credit Requirements

Criteria I – Property will accept a Co-Signer Agreement.

Criteria J – Property will accept an additional security deposit

IX. DENIAL POLICY

Reasons for denial of application in addition to the above requirements: lack of verifiable information, inaccurate, incomplete, falsified, or unverifiable information on the rental application, the agreement, any related documents, and any *observed, reported, or perceived inappropriate behavior. **Observed, reported, or perceived inappropriate behavior includes, but is not limited to, harassment of any kind, behavior that is menacing, intimidating, bullying, or threatening in nature.*