

SpringNEasy, LLC

Applicant Screening Criteria

By submitting a signed application, you acknowledge and agree to the following

- ✓ You acquire no right to property until completion of signed lease, evidence of renter's insurance, documentation that all appropriate utilities are in your name, and payment of all monies due
- ✓ False or misrepresented information is grounds for denial (or termination if found after rental agreement is signed)

Application Criteria

- ✓ Two pieces of ID must be shown (a government issued photo id card and second ID as well)
- ✓ A **complete** application for each adult 18 years of age or older (if a line isn't filled in or omission isn't satisfactorily explained, we will return it to you).
- ✓ \$40.00 application fee with each completed application

Rental History Criteria

- ✓ 0 evictions or unpaid judgements on record
- ✓ Cosigner required if rental history is less than 2 years and/or if previous landlords were related by blood or marriage

The following items can be considered a deniable factor:

- More than 1 late rent payments in a 12-month period
- Inaccuracy or falsification of the rental application
- Broken lease agreements with previous landlords
- Lack of positive references from all previous landlords

Income Requirement Criteria

- ✓ Gross income exceeds 3x the monthly rental expense

The following items can be considered a deniable factor:

- Lack of proof of income
- Falsification of income
- Cannot meet income requirements
- Final recommendation will also be dependent on income, rental and employment history

Employment History Criteria

- ✓ Two years of employment with current employer (if less than 2 years, previous income sources must be verified). *Less than this may require a cosigner and/or an increased security deposit. Possible exceptions to the employment criteria include:*

- Retired or self-employed applicants will require most recent tax returns AND three months of bank statements to verify income
- Military personnel will be required to provide L.E.S. for proof of employment
- Final recommendation will also be dependent on income, rental and employment history

Credit History Criteria

- ✓ Various factors from the credit report are used as screening criteria including the following:
- ✓ 625 or above credit score. A score below this may result in an increased deposit or cosigner requirement
- ✓ Payments past 60 days are not acceptable
 - A bankruptcy discharge will result in an increased security deposit PLUS a co-signer.
 - A paid collection or judgment will result in an increased security deposit and a co-signer.
 - Final recommendation will also be dependent on income, rental and employment history.

The following items can be considered a deniable factor:

- Open collection(s), judgment(s), liens
- Unverifiable Social Security Number
- Open Bankruptcy

Public Records Criteria An eviction and criminal records search will be conducted as part of the screening process.

Deniable factors include felonies, various misdemeanors and complaints, and all drug- and domestic violence charges.

Cosigner Criteria If a cosigner is required, the cosigner must meet all rental criteria above.

Additional Criteria Additionally, this property has the following policies:

- ✓ Animals allowed on a case-by-case basis ONLY
- ✓ Occupancy is limited to two people per bedroom
- ✓ Smoking is NOT ALLOWED
- ✓ Applicant must have valid social security num

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PROSPECTIVE TENANT Rating Scale

1) RENT		
a. Rent amount 30% of monthly income	(2 pt.)	_____
b. Rent amount 25% of monthly income	(3 pt.)	_____
c. Rent amount 20% of monthly income	(5 pt.)	_____
2) Can pay app. fee, security dep + rent up front	(2 pt.)	_____
3) Pays current landlord promptly each month	(2 pt.)	_____
4) Paid previous landlord promptly each month	(2 pt.)	_____
5) Can pay rent thru ACH	(2 pt.)	_____
6) CREDIT		
a. Credit rating over 700	(5 pt.)	_____
b. Credit rating between 650-675	(4 pt.)	_____
c. Credit rating between 625-650	(3 pt.)	_____
d. Credit rating between 600-625	(1 pt.)	_____
7) Has a checking account	(1 pt.)	_____
8) Has a savings account	(1 pt.)	_____
9) No judgments, collections, liens	(5 pt.)	_____
10) JOB		
a. More than 1 year at present job	(1 pt.)	_____
b. More than 2 years at present job	(2 pt.)	_____
c. More than 4 years at present job	(3 pt.)	_____
11) CURRENT RESIDENCE		
a. More than 2 years at current residence	(1 pt.)	_____
b. More than 4 years at current residence	(2 pt.)	_____
c. More than 6 years at current residence	(3 pt.)	_____
OTHER		
12) Filled out application completely	(1 pt.)	_____
13) Application had no misrepresentations	(1 pt.)	_____
14) Positive response from ALL previous landlords	(2 pt.)	_____
15) Positive response from current landlord	(2 pt.)	_____
16) Positive response from current employer	(2 pt.)	_____
17) Not filed bankruptcy in last ten years	(3 pt.)	_____
18) Car has current car insurance policy	(1 pt.)	_____
19) Has renters' insurance	(1 pt.)	_____

TOTAL POINTS:

DENY	0-24
ACCEPT	Above 25
ABOVE STANDARDS	35+