

SCREENING CRITERIA

If a screening report shows any of the following, it will necessitate the need for a very strong co-signer if the property owner accepts co-signers.

NOTE: 3 OR MORE OF THE FOLLOWING WILL RESULT IN DENIAL

Current employment less than 3 months.

Own new business less than 1 year

A Property owner can decide not to take a co-signer.

No credit score (due to having little or no credit established)

A discharged bankruptcy in the last 3 years

Collections totaling no more than \$5,000 (includes unpaid civil judgments and liens, but excludes medical collections)

A credit score below 600 for reasons other than having little or no credit established

Collections totaling more than \$5,000 (includes unpaid civil judgments and liens, but excludes medical collections)

Collections by utility companies, (eg. telephone, garbage, electricity, TV, water co. cable, etc)

Late payments

Vehicle repossession

Monthly (net pay or take-home) income falls short of the required "2 times the rental amount" by an amount not exceeding \$200

Rental references are provided by relatives

Rental reference(s) are incomplete (not enough information given to determine risk)

Both rental references cannot be obtained, or there are not at least two rental references.

Any instance of improper Notice of Intent to Vacate or lease broken by the applicant

Any instance of unauthorized pets or persons occupying a unit rented to the applicant

One 3-Day Notice to Pay or Vacate during a tenancy

Any employment situation (by which income is necessary to qualify) that is temporary in nature

Any employment situation whereby applicant is soon to be terminated

Three or less items on credit report

Prospective tenant is unable or declines to provide a co-signer

Any instance of a charge off of more than \$2,000

YOU WILL BE DENIED THE OPPORTUNITY TO RENT THROUGH COBBLESTONE PROPERTY MANAGEMENT IF:

You have an open bankruptcy

You have a collection from a prior landlord or apartment complex listed on your credit report

You have collections in the combined amount exceeding \$10,000 (includes unpaid civil judgments & liens)*

You have a credit score of less than 500 (as a result of poor management of credit)

You falsify information

You refuse, or are unable to provide legitimate documents proving savings or income in order to meet income guidelines

An Unlawful Detainer action has been filed against you

You have been given a negative rental reference

You have been evicted

You were served with more than one 3 Day Notice to Pay or Vacate

There is an active criminal case against you

There is an active warrant out for your arrest

AUTOMATIC DENIAL to any Felony conviction less than 5 years from release. Regardless of conviction date, no applicant will be accepted with a conviction for an act of violence, sex crime, or illegal manufacturing, or distribution of drugs.

You have been convicted for contributing to the delinquency of a minor in the last 10 years

You have a history of disruptive, malicious, violent behavior and/or 1 conviction of domestic violence in the last 10 years

However per Federal regulations, special accommodations may be requested for certain drug and/or alcohol related convictions.

Note:

You may be denied if you do not fill out the application fully.

If you qualify in every area except that you do not currently have a monthly income, you will be required to prove savings amounting to at least 12 times the monthly rental

*Extenuating circumstances will be considered on a case by case basis.