



SCREENING CRITERIA

TO BE CONSIDERED FOR HOUSING, A HOUSEHOLD MUST MEET THE MINIMUM SCREENING CRITERIA WITH REGARD TO CREDIT, CRIMINAL HISTORY AND ACCEPTABLE PERSONAL AND LANDLORD REFERENCES. IF ANY OF THE FOLLOWING INFORMATION IS TRUE, THE APPLICANT(S) WILL BE DENIED RESIDENCY.

CREDIT

- ◆ Applicants with outstanding (unpaid) collections totaling \$500.00 or more.
- ◆ Applicants with judgments and credit grantor loss write-offs totaling \$500.00 or more.
- ◆ Applicants with any combination of the above two criteria totaling \$500.00 or more.
- ◆ Applicants with a bankruptcy on their record that is less than two years old.
- ◆ Applicants with a consistent history of late payments on their financial obligations.
- ◆ Applicants with outstanding financial obligations to current or previous landlords.
- ◆ Applicants with outstanding financial obligations to mortgage lenders.
- ◆ Applicants with a credit Score under 550.

Note: A valid explanation for any of the above listed criteria may be considered by the owner/agent if provided in writing by applicant(s).

LANDLORD REFERENCES

- ◆ Applicants that cannot provide verifiable rental landlord references of at least one-year duration with a written contract.
- ◆ Applicants with an unlawful detainer on their record.
- ◆ Applicants with verified housekeeping problems or with a history of disturbing the peace.
- ◆ Applicants with a verified charge by local law enforcement for disorderly use pertaining to crime free/drug free housing.

Note: A valid explanation for any of the above listed criteria may be considered by the owner/agent if provided in writing by applicant(s).

CRIMINAL HISTORY

We do not reject applications based on arrests, dismissed charges, or expunged convictions.

We do not reject applications based on juvenile records unless the resulting adjudication or conviction is based on an adult charge or public juvenile adjudication.

We do not reject applications based on minor crimes (failure to pay transit fare, minor consumption of alcohol, loitering without intent, worthless check, etc.) or for minor and moderate driving offenses that do not involve criminal vehicular operation causing property damage or bodily injury.

We do consider the number of DUI's received during the past five years.

No matter the date of the conviction, we reject applications for criminal convictions such as homicide; arson; 1st, 2nd, and 3rd degree criminal sexual conduct; child pornography; illegal manufacture or distribution of controlled substances; terrorism; blackmail; extortion; and racketeering. We reject applicants who are currently subject to any sex-offender registration requirement under any jurisdiction.

For convictions not described above, we consider the nature, severity, and age of the conviction in determining whether to approve or reject an application. For felony convictions, the range is between 2 and 15 years. For example, a less serious felony (like harboring a runaway child) must be at least 2 years old, or your application will be denied. A more serious felony (like assault with a deadly weapon) must be at least 15 years old, or your application will be denied. The age ranges for gross misdemeanors and misdemeanors is 2 years old to 10 years old. The age ranges for petty misdemeanors is 2 years old to 5 years old, unless an applicant has repeated convictions. Given the variety of convictions that exist and the need to review accurate records, we cannot make binding pre-application determinations about whether your criminal history may disqualify you from our housing. We make admissions decisions after we have ordered and reviewed screening reports.

Open charges: Unless the charge is for a crime that we disregard under our screening policy, we reject applicants with open charges. An applicant may re-apply upon resolution of the open charge, at which time the then-closed charge will be considered under our criteria. If the open charge was dismissed, the application will not be denied on the basis of that charge. If the open charge resulted in a conviction, it will be evaluated under our criteria to determine whether the conviction requires rejection of the application.

We have the discretion to evaluate criminal records to determine how to characterize them and apply our screening criteria. Our screening criteria are narrowly and proportionately tailored to comply with fair housing law, advance the property's interests, and not unduly limit an applicant's admission based on criminal background. We have and will continue to consider the interests of the property; various laws; and other relevant materials when determining how to treat criminal records under our criteria. We will reject applications when required to do so by federal, state, or local law. We have the discretion to modify our policy and criteria based on new information, new law, our experience in applying the policy and criteria, and other business justifications.

