

INCOME PROPERTY MANAGEMENT COMPANY INC.  
SCREENING CRITERIA

**Income Property Management Company** is proud to be in total compliance with Federal, State, County and City Fair Housing laws and guidelines.

**CITIZENSHIP DOCUMENTATION REQUIREMENT** – Due to screening requirements for criminal and credit histories, only US Citizens or those non-citizens legally in the country are qualified for residency. The following documentation must be submitted and verified prior to being qualified for residency:

- Positive government issued identification with a picture will be required
- Applicants must disclose, and provide proof of, valid social security numbers
- Applicants without valid social security numbers must provide other documentation establishing proof of lawful residency in the United States, excluding TIN (individual taxpayer identification numbers)

Failure to provide sufficient documentation will result in the denial of your application.

**OCCUPANCY POLICY** – Two (2) persons are allowed per bedroom. More occupants may be allowed in certain units if the size of the bedrooms or other physical features of the particular unit make this occupancy limit unreasonable.

**SECURITY DEPOSIT** – If you meet the rental screening criteria and your application comes back from the screening company as approved a security deposit equal to one month's rent will be required. If you meet the rental screening criteria and your application is approved with conditions, you will be required to pay a security deposit equal to one month's rent and be required to have a fully qualified co-signer or 1 ½ times the security deposit. If you fail to meet our screening criteria your application will be denied.

**EMPLOYMENT/INCOME** – Gross income must be at least three (3) times the resident's portion of monthly stated rental amount. Income is calculated per household. We will consider all legal and verifiable sources of income.

Current employment verification:

- Two (2) months of your most current pay stubs
- A verifiable job offer

Self-employment verification:

- A six (6) month minimum of banking statements showing an average balance of three (3) times the resident's portion of monthly rent

Unemployed/Other income verification:

- A verifiable (liquid) checking or savings account with a minimum balance of three (3) times the resident's portion of monthly rent
- Other regular, legal and verifiable source such as alimony, child support, social security, disability or other assistance payments
- Unemployment payments equal to three (3) times the resident's portion of monthly rent with six (6) months remaining of verifiable benefits

Applicants may also provide a housing choice voucher, any local, state or federal housing assistance or any other proof of income, to be included in the calculation of income.

A security deposit with a qualified co-signer or 1 ½ times the security deposit will be required if applicant has verifiable income below three (3) times the monthly rent but above one (1) times the monthly rent.

Applicants with income below one (1) times the monthly rent, unverifiable income or no source of income will be denied.

**RENTAL HISTORY** – Within the last three (3) years, a minimum of six (6) months positive, verifiable rental history from a neutral third party, not a friend or family member, will be required. Proof of home ownership may be used in lieu of rental history.

- We will go back three (3) years on rental references, rental gaps and unreported addresses that appear on a credit report or are otherwise discovered.
- If during this review of the preceding three (3) years we are unable to obtain six (6) months of positive verifiable rental history from a neutral third party, we will then be required to go back five (5) years to obtain a minimum of six (6) months positive rental history. If there is no rental history within a five (5) year period, a security deposit with a qualified co-signer or 1 ½ times the security deposit will be required.
- Unpaid balance(s) from prior landlord(s) over \$500 will result in a denial. A total balance under \$500 is acceptable if applicant provides certified proof of a payment plan. No unit will be held awaiting the confirmation of payment or payment plan.
- A negative landlord reference regarding non-payment of rent, late rent payment, noise or disturbance or any other violation of the rental agreement is an immediate denial if there are three (3) or more individual or combined violations in any 12 month period within the last five (5) years.
- Any Forcible Entry & Detainer (FED/Eviction) on an applicant's record within the past five (5) years, except those that were dismissed or resulted in a general judgment for the Applicant prior to the date of the application, is an immediate denial.

**CREDIT HISTORY** - An acceptable credit rating is defined as 80% of accounts current (not including unpaid medical expenses).

- If the applicant does not meet the above acceptable credit rating, or has no credit history, a security deposit with a qualified co-signer or 1 ½ times the security deposit will be required.
- A bankruptcy within the last 12 months will not be an immediate denial, if there has been negative credit since then a security deposit with a qualified co-signer or 1 ½ times the security deposit will be required.
- A foreclosure on an owner occupied personal residence will be counted as negative credit and will require the payment of a security deposit with a qualified co-signer or 1 ½ times the security deposit.

**CRIMINAL HISTORY** - Upon receipt of the rental application and screening charge, the landlord will conduct a search of public records to determine whether the applicant or any proposed occupant of the unit has charges pending for, been convicted of, 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 or the landlord.

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, landlord may increase the number of years by adding together the years in each applicable category. Landlord will not consider expunged records. Dates are calculated from the date of disposition.

1. Felonies involving: murder, manslaughter, arson, rape, kidnapping, sex crimes, or manufacturing or distribution of a controlled substance, will result in immediate denial with no time frame unless you provide evidence acceptable to us that you have been crime free for at least 10 years since the later of: a) the date of release from incarceration; or b) completion of parole.
2. Felonies not listed above involving: 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 the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last seven (7) years will result in a denial.
3. Misdemeanors involving: drug related crimes, person crimes, sex offences, weapons, violation of a restraining order, criminal impersonation, criminal mischief, stalking, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last five (5) years will result in a denial.
4. Misdemeanors not listed above involving: theft, criminal trespass, property crimes 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 the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last three (3) years will result in a denial.
5. Two (2) or more misdemeanor offenses related to DUI (driving under the influence), DUII (driving under the influence of intoxicants) and DWI (driving while intoxicated), where the dates of disposition have occurred in the last three (3) years will result in a denial.
6. Ever been convicted of any crime that would require registration as a sex offender under the laws of any state: immediate denial with no time frame.

**OTHER REASONS FOR IMMEDIATE DENIAL OR SUBSEQUENT TERMINATION OF RENTAL AGREEMENT:**

- Failure to meet the requirements of two (2) out of three (3) screening conditions; Employment/Income, Rental History, or Credit History.
- Any information that is provided on the rental application that is falsified, incomplete or materially inaccurate.
- Any verifiable information provided to Landlord indicating that applicant's residency would constitute a direct threat to the health, safety and welfare of other individuals or whose residency would result in substantial physical damage to the property of others.
- Any applicant not legally able to enter into a binding contract, rental or lease agreement.
- If you have been trespassed or excluded from an IPM Co managed building, in the last five (5) years.

If you feel you qualify as a resident based on the criteria stated above and you were denied residency, please contact the screening company that supplied the information to discuss your application.

Income Property Management Co. complies with Federal Fair Housing Laws prohibiting discrimination on the basis of race, color, religion, national origin, sex, familial status, and disability in the admission or access to, or treatment or employment in its housing programs and activities. IPM Co. is also Fair Housing compliant regarding State, County and City definitions of protected classes. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988).

IPM Compliance Director / Fair Housing Coordinator, 721 S.W. Oak Street, Suite 100, Portland, OR 97205 Phone 503-223-6327 ~ Fax 503-223-3843 ~ TTY 1-800-735-2900

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