

## **SARES-REGIS Management Company**

### **Rental Criteria**

All applicants are subject to approval through a third-party applicant screening agency. Approvals of all applicants are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The primary criterion used to determine rental decisions is a statistically based score. It is a cumulative analysis from several statistical indicators that calculates an applicant's overall credit score and then rates the applicant from 0 to 1000, with a higher number indicating a lower financial risk.

Some of the indicators used may derive from income relationships, including rent-to-income and debt-to-income ratios based on calculations determined from the application and the credit record. Other indicators may consider credit worthiness as determined by national credit scores and other proprietary credit calculations more specific to the apartment industry.

In addition to the Statistical Based Score, other factors may impact the overall rental decision of an applicant including criminal background checks, rental and eviction histories, check-writing histories, as well as other indicators. When these non-statistical factors are combined with the Statistical Based Score, an overall rental recommendation is determined.

#### **Minimum Standards:**

##### Occupancy

- a) Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with a least one window and a closet for clothing.)
- b) Two persons are allowed per bedroom, with one additional person per apartment.

##### Income Criteria

- a) Monthly income should be equal to two times stated rent, and must be from a verifiable, legal source.

##### Criminal

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 unless the crime is no longer illegal in the State of Oregon.

- a) Murder, manslaughter, criminally negligent homicide, aggravated vehicular manslaughter, class A felonies involving arson, rape, kidnapping, child sex crimes, where the date of disposition, release or parole has occurred in the last 7 years.
- b) 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 7 years.
- c) 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.
- d) 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.
- e) 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.
- f) 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 3 years.

Rental History

Applicants with evictions in the last 3 years that resulted in a judgment for the landlord will not be accepted unless the judgement was based on a no-cause notice or the result of a default judgement due to failure to appear and the applicant can prove that they vacated the unit at the time the notice of the action was served.

Applicants with a current rental collection balance greater than \$500 will not be accepted.

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