

# Rental Criteria

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### GENERAL STATEMENTS

1. For homes in the City of Portland, we will be using the Landlord Choice Screening Criteria or the Individualized Assessment Method for screening Applications per the City of Portland FAIR Ordinance.
2. When the application is submitted, credit and background will be pulled, and the application fee will be charged immediately. As a result, the application fee is non-refundable.
3. Applicants that make any derogatory or offensive comments, and/or act in a threatening, combative, intoxicated or disorderly manner, during any phase of the property showing, meeting, or application process will result in denial of application.
4. Inaccurate or falsified information will be grounds for denial or refusal to process application.
5. Incomplete applications will not be processed.
6. Current government issued photo identification that allows Agent to adequately screen for criminal and or credit history will be required.
7. Any applicant currently using illegal drugs will be denied.
8. Any Individual whose tenancy may constitute a direct threat to the health and safety of any individual, the premises, or the property of others, will be denied tenancy.

### OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a habitable room that is intended to be used primarily for sleeping purposes and is configured to have a secondary egress exit other than the standard door or doorway.
2. The policy is a total of two persons per bedroom plus one more person (e.g., a 3 bedroom unit would have an Occupancy Policy of 7 persons). Agent has the right to change this policy based on factors such as size and configuration of the unit, and size and configuration of the bedrooms.

### INCOME CRITERIA

1. Combined monthly income must be from a verified source must be at least two and a half times stated rent (except for within the City of Portland, see next).
2. When the home is within the City of Portland, combined monthly income must be from a verified source and:
  - a. If the monthly rent amount is less than 80% of the median family income (as published by the Portland Housing Bureau), at least two and a half times stated rent is required.
  - b. If the monthly rent amount is greater than 80% of the median family income (as published by the Portland Housing Bureau), at least two times stated rent is required.

3. Applicants with a combined monthly income from a verified source that is between two and two and a half times stated rent will be offered Conditional Approval (unless home qualifies for number 3b above).
4. Combined monthly income from a verified source that is less than two times the stated rent will result in denial.
5. For applicants using local, state, or federal housing assistance as a source of income, the income level requirement will be weighed against the rent amount reduced by the assistance provided to the applicant.
6. Applicants with a bankruptcy within the previous 3 years will be denied. Applicants with a bankruptcies older than 3 years but within 5 years will be offered Conditional Approval.

## **RENTAL HISTORY CRITERIA**

1. Twelve months of verifiable rental history from a current unrelated, third party landlord or home ownership will be required. Applicants with less than twelve months of the same will be offered Conditional Approval.
2. Three or more notices for nonpayment of rent, reported instances of late rent (except for unpaid rent, including rent reflected in judgements or referrals of debt to a collection agency, that accrued on or after April 1, 2020 and before March 1, 2020), or dishonored checks within the past twelve months will result in denial. One or two instances of the same will result in being offered Conditional Approval.
3. Rental history reflecting any past due and unpaid balances to landlord will result in denial. Except for unpaid rent, including rent reflected in judgements or referrals of debt to a collection agency, that accrued on or after April 1, 2020 and before March 1, 2020.
4. Rental history reflecting any notices for noise disturbance or material violations of the lease within the last twelve months will result in denial.
5. Applicants with pending evictions or eviction/foreclosures within the past three years will be denied. Those with evictions/foreclosures older than 3 years but within 5 years will be offered Conditional Approval. Except for general eviction judgements entered on claims that arose on or after April 1, 2020, and before March 1, 2022.
6. Evictions that resulted in a dismissal or judgement for the applicant will not be considered.

## **CREDIT CRITERIA**

1. Applicants with no credit history will be offered Conditional Approval
2. Three to six items 90 days past due or greater, in collections, charge offs, repossessions or garnishments on credit history will be offered Conditional Approval. Seven or more of the same will result in denial.
3. Amounts in collections, judgements, and liens totaling greater than \$1000 will result in denial.

## **CRIMINAL CONVICTION CRITERIA**

1. 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 that have occurred in the last 10 years will result in denial.
2. Class A felonies not included but not limited to above for drug related crimes, person crimes, sex offenses, financial fraud crimes, burglary, where the date of disposition, release, or parole that have occurred in the last 10 years will result in denial.

3. Class B felonies including but not limited to drug related crimes, person crimes, sex offenses, financial fraud crimes, aggravated theft, where the date of disposition, release, or parole that have occurred in the last 10 years will result in denial.
4. Class C felonies including but not limited to 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 that have occurred in the last 5 years will result in denial.
5. Class A misdemeanor including but not limited to 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 that have occurred in the last 3 years will result in denial.
6. Class B misdemeanor including but not limited to drug-related crimes, person crimes, sex offenses, financial fraud crimes, disorderly conduct, where the date of disposition, release, or parole that have occurred in the last 18 months will result in denial.

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