

Sample Screening Criteria

1. You must complete a written application.
2. You must fully complete all portions of the application or provide an explanation acceptable to landlord as to why you did not complete all portions of the application.
3. You must be at least 18 years of age.
4. You must have a prior rental history or have owned a home and provide proof of same.
5. You must have photo identification.
6. You must have a valid social security number.
7. You must provide a copy of a utility bill dated within the last 2 months.
8. Your gross monthly income must be at least 3 times the monthly rental amount and you must provide me with acceptable written documentation substantiating your income dated within the past 30 days. If you are self-employed you must provide me with your most recent tax filing to verify your income.
9. Your current address must be within the state of Wisconsin.
10. You must have a credit history/background that can be verified by a credit report.
11. You must have a credit score of at least 600.
12. Your credit report cannot have any delinquencies noted.
13. If an eviction action has ever been filed against you, regardless of the outcome, you will be denied rental.
14. Any negative reference from prior landlord will cause you to be denied rental.
15. If you have been sued in an attempt to obtain a money judgment against you within the last 5 years you will be denied rental. If you have a money judgement against you that is older than 5 years you must have legally satisfied that judgment or you will be denied rental.

16. If you have ever been arrested or charged with a crime you will be denied rental.
17. No pets allowed.
18. No smoking allowed.
19. If I am unable to verify any information on your rental application, including but not limited to your prior rental history and your employment, you will be denied rental.
20. If you have misrepresented any information on your application you will be denied rental.
21. You must pay the security deposit of \$_____ in full at the time of lease signing.

Date Started Using: _____ **Date Ended Using:** _____