Prescreening Questions Prior to Showing Property:

Why are you moving?
What is your current city and state of residence?
Are you currently renting?
What is your ideal move-in date?
What is your monthly income?
How many people will be living at the property?
How many people at the property are smokers?
Have you ever been subject to an eviction?
Will you have the first month's rent and security deposit available when we sign a lease?
What kind of reference will your current landlord give you?
What kind of reference will your previous landlords give you?
What kind of work do you do?
What types of pets do you have?
Will there be any issues with the credit report?
Will there be any issues with the criminal or background check?
Will there be any issue completing a lease application for each person at the property 18 years or older?
Do you have any questions about the process or the home?
Do you have any issues with any of the above?

Tenant Screening Criteria

Income Requirement:	Gross monthly income must be at least 3x the rent
Credit Score:	Minimum credit score of 650 preferably above 700 No late payments over 30 days in the last 12 months No collection accounts over the last 24 months No bankruptcies over the last 48 months No litigation or pending litigation over the last 48 months
Rental history:	No evictions in the past 5 years
Employment:	Proof of stable employment (6+ months at the current job or 2 years self-employed)
Behavioral Standards:	Positive landlord references and adherence to previous lease terms