RENT PERFECT

RENTAL CRITERIA GUIDELINES

No excuses! Rent Perfect provides a guide for creating standard criteria that every landlord should use for each tenant applicant. Review these suggested items* to consider when creating your criteria and then use our online rental criteria tool to make it official.

Criminal Records

Consider if you want tenants with felonies, misdemeanors, warrants and/or open cases.

Court Data

How will you handle open evictions, as well as satisfied and unsatisfied evictions judgments?

Credit Report

Consider credit score ranges, collection history, outstanding debts, and bankruptcies, etc...

Income Requirements

Consider Income vs. Rent Ratios and what documentation you will require to verify income.

Rental History

What constitutes acceptable history and how many months/years of history do you require?

Cosigners

Do you allow cosigners and if so, do they have to meet the same requirements as the tenants?

Pets and Smoking

Do you allow pets and if so, are there size or number restrictions? Do you allow smoking?

Fraudulent Information

How will you handle applicants that falsify information on an application?

Timelines & Advisory

What timeframe do you require for applications, holding & security deposits, signing a lease, and moving in?

*Always consult with your legal counsel to ensure you are in compliance with any local legislation regarding screening and landlord laws in your area.