

TENANT SELECTION GUIDELINES

Red Roof Rentals, LLC

2017

When reviewing a Rental Application and/or Screening Report we will consider extenuating circumstances: job transfer, family emergencies, etc. Generally speaking, we look for 1) evidence of PERSONAL AND FINANCIAL RESPONSIBILITY, 2) proof of ability to PAY RENT ON-TIME and 3) a history of properly maintaining and caring for one's residence.

The following adverse (negative) information and issues may result in denial of an application to rent from Red Roof Rentals, LLC:

CREDIT

- Open eviction judgments
- Recent vehicle repossession
- Recent judgments/collections for unpaid utility, cell phone, TV and non-medical accounts
- Too many collections & "charge-offs" compared to current "paid as agreed" accounts
- Open bankruptcies and foreclosures
- Credit issued under the same name with a different SSN

COURT RECORDS

- Evictions (unlawful detainer actions)
- History of serious criminal charges, including but not limited to drugs (except for cannabis), sex offenses, theft, robbery, burglary, assault, murder, prostitution, forgery, etc
- History of serious civil issues indicating potential lack of personal responsibility, such as DUI, driving while suspended, revoked license, multiple unpaid traffic fines, etc
- Multiple DOMESTIC VIOLENCE filings/charges

RENTAL REFERENCES

- Lack of 2 years continuous rental references
- Lack of rental history at 1 address for last 12 months
- Negative or incomplete rental references
- Rental references from friends or relatives
- More than 1 late rent payment in the last 12 months

EMPLOYMENT / INCOME

- Lack of 2 years employment and/or income history
- Lack of proper documentation proving NET INCOME adequate to pay rent
(NET earnings need to be at least 2.6 times the rental amount)
- Inability to provide proof of income if self employed

APPLICATION PROBLEMS

- Giving false or incomplete information
- Misstating or omitting a material fact
- Submitting an application with illegible writing
- Applying without paying the application fee

Applicants need to provide:

- a valid social security number
- Photo ID (driver's license or other acceptable photo ID)
- If working... copy of 3 most recent PAY STUBS from your employer
- If retired... copy of a letter proving retirement income claimed
- If self employed... 2 years tax returns
- Documentation to prove any child support claimed