



Tenant Screening Criteria

At Evergreen Property Management, we are committed to providing a safe and comfortable living environment for all our residents. To ensure this, we have established a comprehensive tenant screening process. Our criteria are designed to select responsible and reliable tenants who will contribute positively to our community. Below are the key elements of our tenant screening criteria

1. Credit History

We require a credit check to assess the financial responsibility of prospective tenants. A good credit score indicates a history of timely payments and financial stability. While we understand that everyone's financial situation is unique, we generally look for a minimum credit score of 700.

2. Income Verification

Prospective tenants must demonstrate their ability to pay rent consistently. We require proof of income, such as recent pay stubs, tax returns, or bank statements. Typically, we look for an income that is at least three times the monthly rent.

3. Rental History

A positive rental history is crucial. We will contact previous landlords to verify the applicant's rental history, including timely rent payments, proper maintenance of the property, and adherence to lease agreements. Applicants with prior evictions or significant lease violations may be disqualified.

4. Background Check

Safety is a top priority for our community. We conduct a thorough background check to screen for any criminal history. While we believe in second chances, certain offenses may result in disqualification, particularly those related to violence, property damage, or drug-related activities.

5. Employment Verification

Stable employment is a key indicator of a tenant's ability to meet their financial obligations. We will verify current employment status and may contact employers to confirm job stability and income.