

Nath Companies Screening Criteria

Thank you for your interest in Irvine Park Towers. During the application process for residency, Nath Management will do a thorough investigation of the areas listed below. The application must be filled out completely and accurately. An incomplete application will not be processed. Any misstatements or omission of information may be grounds for denial. Each person 18 years of age or older must complete an application and be screened for residency. Each applicant must provide a government issued ID to verify identity.

- **CREDIT SCREENING CRITERIA**

- Some credit history is preferred but having no credit history will not necessarily prevent your application from being approved if you meet the additional criteria listed.
- Unacceptable Credit Marks
 - Bankruptcy – denial if filed within 12 months of the application date
 - Collection Accounts and Judgements – Unless proof of prior payment can be provided by the applicant, the combined delinquent debt cannot exceed \$2500. Medical debt, Child Support, Tax Liens and Student loans may be excluded from the collection total.
 - Repossessions – denied if repossession date was within 12 months of the application date
 - Balance Due to Landlord – denied if any balance is owed to a previous landlord and listed on the credit report

- **EVICTION/UNLAWFUL DETAINER CRITERIA**

- Any application with an eviction or unlawful detainer resulting in a writ and/or containing an unpaid balance will be denied.

- **INCOME QUALIFICATION**

- The combined household income must meet 2.5 times the total monthly payment. Total monthly payment will include rent, parking, pet rent, garage rent etc. Income will be calculated using the gross totals.
 - Applicant who do not meet the required income qualifications may be approved with a prepayment of the lease.
 - Applicants with Section 8 vouchers or other accepted subsidies, please speak with the Property Manager about income qualifications.

- **RENTAL/ADDRESS QUALIFICATION**

- The combined household is required to provide one full year of verifiable, positive rental history. Address omissions are grounds for denial.
 - Negative rental history listed below will result in denial.
 - Damage to apartment during tenancy
 - Balance due to previous landlord
 - History of late payments
 - Lease violations

- **OCCUPANCY LIMITS**

- The property allows two occupants per bedroom. Studio apartments are allowed a maximum of two occupants. Infants under 12 months old do not count towards the total number of occupants in any unit size.

- **CRIMINAL RECORD SCREENING CRITERIA**

- Offenses Against Property – *example: theft, arson, burglary, larceny, shoplifting*
 - Misdemeanor/Gross Misdemeanor – denied if within 3 years of application date
 - Felony – denied within 7 years of application date
- Offenses Involving Gambling – *example: illegal lotteries, gaming, bookmaking*
 - Misdemeanor/Gross Misdemeanor - denied if within 1 year of application date
 - Felony – denied if within 3 years of application date

- Offenses Involving Firearms or Weapons – *example: reckless use of a weapon, illegal possession of a firearm*
 - Misdemeanor/Gross Misdemeanor – denied if within 5 years of application
 - Felony – denied
- Offenses Against Persons – *example: homicide, manslaughter, attempted murder*
 - Misdemeanor/Gross Misdemeanor – denied if within 3 years of application
 - Felony – denied
- Offenses Involving Fraud – *example: fraud, deception forgery, passing bad checks*
 - Misdemeanor/Gross Misdemeanor – denied if within 3 years of application
 - Felony – denied if within 5 years of application
- Offenses Involving Illegal Drugs – *example: possession or use of drugs or paraphernalia, possession with intent to sell, drug trafficking*
 - Misdemeanor/Gross Misdemeanor - denied if with 3 years
 - Felony – denied
- Offenses Involving Alcohol – *example: public drunkenness, driving under the influence*
 - Misdemeanor/Gross Misdemeanor – accepted
 - Felony – denied if within 5 year of application
- Offenses Involving Family Relations – *example: neglect of children domestic violence*
 - Misdemeanor/Gross Misdemeanor – denied if within 3 years of application
 - Felony – denied if within 7 years of application
- Offenses Involving Sex or Sex Crimes – *example: sexual assault, rape, molestation, prostitution, indecent exposure*
 - Misdemeanor/Gross Misdemeanor – denied if within 3 years of application
 - Felony – denied
- Offenses Against Government or Government Officials – *example: resisting arrest*
 - Misdemeanor/Gross Misdemeanor – accepted
 - Felony – denied if within 5 years of application
- Offenses Against Peace and Order – *example: disturbing the peace, harassment*
 - Misdemeanor/Gross Misdemeanor – denied within 1 year of application
 - Felony – denied if within 3 years of application
- Additional "Victimless" Offenses- *example: destruction of documents, reckless driving*
 - Misdemeanor/Gross Misdemeanor – accepted
 - Felony – denied withing the last 3 years of application

I have read and understand the screening and occupancy standards outlined above. I authorize any applicable agencies to release criminal, credit, income, eviction, employment, and rental information to agents of Nath Management. I also understand that the application may be rejected if I fail to meet any of the above criteria or if I fail to provide any requested documentation needed to process the application. I understand that the application fee is non-refundable.

Applicant Signature

Date

