



## CREDIT AND BACKGROUND SCREENING POLICY

### CREDIT

#### US GUARANTOR REQUIRED

- Credit score less than 650
- Monthly rent is greater than 50% of verifiable income through employment, student loans or similar funding
- Possession of 10 or more delinquent accounts
- More than \$2,000 but less than \$5,000 in outstanding civil judgments entered against potential tenant

#### DENIED

- Possession of 15 or more delinquent accounts
- More than \$5,000 in outstanding civil judgments entered against potential tenant
- Pending mortgage foreclosure

#### APPLICANT WITHOUT SOCIAL SECURITY NUMBER

- Requires Form I-20 for F Visa holder (cannot work outside Campus)
- Requires Form DS-2019 for J Visa holder

### BACKGROUND

#### US GUARANTOR REQUIRED

- Conviction of the following misdemeanors: Theft, check deception, fraud, conversion, and/or criminal mischief
- More than 1 but less than 5 criminal court filings involving convictions and/or charges within the last 20 years.

#### DENIED

- Felonies (conviction) EXCEPT operating while intoxicated (OWI), reckless driving, reckless homicide, possession of paraphernalia, possession of a firearm without a permit, habitual traffic violator and/or operating while suspended resulting in bodily injury.
- Battery (conviction) felony or misdemeanor
- Failure to disclose felony conviction on Application
- 5 or more criminal court filings involving convictions and/or charges within the past 10 years
- Any prior evictions
- Failure to disclose past eviction on Application

**ONLY ONE APPLICATION WILL BE ACCEPTED EVERY 90 DAYS**