

CCRE Tenant Qualification Criteria (Public-Facing SOP)

Objective:

Provide clear, consistent, and legally compliant tenant qualification standards for public use.

Tenant Qualification Criteria:

Income Requirements:

- Gross monthly income must be at least 3x the monthly rent
- All income must be verifiable
- Self-employed applicants must provide tax returns or bank statements

Credit History:

- Credit is evaluated as part of the overall application
- 600+ preferred, but lower scores may be considered
- Additional deposits may be required for higher-risk applicants

Rental History:

- Minimum of 2 years preferred
- No evictions within the past 5 years
- No outstanding landlord balances

Employment:

- Must demonstrate stable, verifiable income

Criminal Background:

- Evaluated based on nature, timing, and relevance to safety

Occupancy:

- Maximum of 2 persons per bedroom

Pet Policy:

- Subject to approval with possible fees and restrictions

Conditional Approvals:

- May require increased deposit or additional documentation

Denial Criteria:

- Evictions within 5 years

- Landlord debt
- Fraud or unverifiable information

Fair Housing:

- All applicants are screened consistently and in compliance with Fair Housing laws

Final Determination:

- Based on overall application strength