

SCREENING CRITERIA

Thank you for your interest in renting from us. We are working with neighbors and other landlords in the area to maintain the quality of the neighborhood. We want to make sure that people do not use rental units for illegal activity. To that end, we have a thorough screening process.

Please review our list of criteria. If you feel you meet the criteria, please apply.

>A completed application for every adult (18 years of age or older). If a line isn't filled in or the omission explained satisfactorily, we will return it to you.

>Rental history verifiable from unbiased sources. If you are related to one of the previous landlords listed, or your rental history does not include at least two previous landlords, we will require: a qualified co-signer on your rental agreement (qualified co-signers must meet all applicant screening criteria) or an additional security deposit. It is your responsibility to provide us with the information necessary to contact your past effort; we are unable to verify your rental history.

>If you owned, rather than rented, your previous home, you will need to furnish the name of your mortgage company.

>You must have sufficient income/resources. We must be able to verify sufficient income and/or resources to pay your rent, utilities, other living expenses and monthly personal debt. If you are self-employed, your business license, tax records, bank records, etc. must be supplied.

>Section 8 information access. Section 8 applicants must sign a consent form allowing the local Public Housing Agency to verify information from your file regarding your rental history.

>FALSE INFORMATION IS GROUNDS FOR DENIAL. You will be denied rental if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

>Criminal convictions for certain types of crimes will result in denial of your application. You will be denied rental if you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.

>Certain court judgements against you may result in denial of your application. If you have been through a court ordered eviction, or had any judgement against you for financial delinquency, your application will be denied. This restriction may be waived if there is no more than one instance, the circumstances can be justified, and you provide a qualified co-signer on your rental agreement.

>Poor credit record (overdue accounts) may result in denial of your application. Occasional credit records showing payments past due will be acceptable, provided you can justify the circumstances. Records showing payments past 45 days are not acceptable.

>Poor references from previous landlords may result in denial of your application. You will be turned down if previous landlords report significant complaint levels of non-compliance activity such as: repeated disturbance of the neighbors' peace; reports of prostitution, drug dealing, or drug manufacturing; damage to the property beyond normal wear and tear; reports of violence or threats to landlords or neighbors; allowing persons not on the lease to reside on the premises; failure to give proper notice when vacating the property, housing pets in/on the rental property without prior written permission.

>We will accept the first qualified applicant.

>If you are accepted, you will be required to sign a rental agreement in which you will agree to abide by the rules of the rental unit. A complete copy of your rental agreement is available for anyone who would like to review it.

>Please read the rental agreement carefully, as we take each part of the agreement seriously. The agreement has been written to help us prevent illegal activity from disturbing the peace of our rental units and make sure that our tenants are given the best housing we can provide.

Please sign below to acknowledge that you have read and understand the above screening criteria.

Witness

Witness

Date

Date

ULRICH RENTALS

251 S. BRIDGE STREET

ELKTON, MD 21921

PHONE: (410) 392-6340

FAX: (410) 392-6647

I, _____ give my previous Landlord permission to
release information pertaining to my rental history.

Tenant

Date

Ulrich Rental Agent

Date

BLACK INK ONLY