



Wilco Tenant Selection Criteria

The following tenant selection criteria are being provided to you. The following constitute grounds on which Landlord will be basing the decision to lease a property to you:

1. **Criminal History:** Landlord will perform a criminal history check on each applicant who is age 18 or older applying to reside in a property and any guarantor for the lease. Landlord's decision to lease property may be influenced by the information contained in the criminal history checks for the applicants and guarantors.
2. **Previous Rental History:** Landlord will verify a previous rental history using the information provided on the Lease Application. Failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlord(s) may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord may ask for verification of income as stated on the Lease Application. Sufficiency of income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you. Typically, sufficient income is three (3) times the rental amount. Self-employed applicants must provide a minimum of 2 years of positive tax returns as well as at least two months of bank statements. Bank statements will not be accepted as sole proof of income.
4. **Credit History:** Landlord will perform a credit check on each applicant who is age 18 or older applying to reside in a property and any guarantor for the lease. Landlord's decision to lease property may be influenced by the information contained in the credit checks for the applicants and guarantors.
5. **Failure to Provide Accurate Information in Application(s):** Failure to provide accurate information on the application or provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property.
6. **Other:** Landlord may have other criteria pertinent to a particular property which will be disclosed.
7. **Negatives:** The following items shall be considered negatives and may provide sufficient grounds to decline an applicant(s) and household members:
 - a. Any OPEN bankruptcy which has not been discharged
 - b. Negative or incomplete rental reference or 'would not re-rent' documentation
 - c. Any collection filed by a property management company or apartment complex

- d. Any eviction or unlawful detainer action
- e. Any income level or combined income level which does not meet the minimum income requirement
- f. Any conviction of, or reasonable cause to believe, that any illegal drug is currently being used and/or has in the past been used, possessed or sold by any household member
- g. Any false or misleading information provided by the applicant on the written application or omission of a material fact
- h. A credit report that shows instability
- i. Any conviction for a criminal activity by any household member
- j. Any household member that is a registered or unregistered sex offender
- k. Two (2) or more charges for Domestic Violence (defendant in criminal causes) or charges that are Domestic Violence related, and/or two (2) or more petitions filed against applicant for Orders of Protection (respondent in civil cases)
- l. Reasonable likelihood to believe, that a household member's illegal use or pattern of illegal use of alcohol may interfere with the health, safety or right to peaceful enjoyment of the resident community
- m. Reasonable likelihood to believe, that a household member's illegal use or pattern of illegal use of a drug may interfere with the health, safety or right to peaceful enjoyment of the resident community
- n. Reasonable likelihood that the applicant will be unwilling or unable to pay rent.
- o. Reasonable likelihood that the applicant or those acting under his or her control will interfere with the health, safety, security or the right of peaceful enjoyment of the resident community, and/or
- p. Reasonable likelihood that the applicant or those acting under his or her control will cause intentional damage or destruction to the property or surrounding premises.

Signing this acknowledgement indicates that you have had the opportunity to review the Landlord's Tenant Selection Criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Signature	Date	Signature	Date
Signature	Date	Signature	Date