

TENANT SELECTION CRITERIA
for
Riverbirch Village Apartments

In processing applications for residency, proof of age, a criminal background report, prior landlord references, and a credit check will be obtained for each applicant. Applicants must also provide copies of Social Security Cards for all household members and photo ID's for all household members.

Criminal Background: If the applicant's history includes crimes of physical violence to persons or property, or if it includes other criminal acts which indicate that the applicant's tenancy would pose a direct threat to others, or which would adversely affect the health, safety, or welfare of other residents, the applicant should be rejected unless the applicant has maintained a clean record for a minimum of 7 years.

Prior Landlord References: An applicant should be rejected if a prior landlord indicates the applicant caused damage to a rental unit, has not made timely rental payments in full or has violated any other lease provision.

Credit History: An applicant could be rejected if the credit report indicates within the last 3 years, two accounts rated 4 or worse (91 days or more late), one account rated 9 or worse, unpaid judgments, unpaid collections or bankruptcy within the last two (2) years. However, satisfactory references from prior landlords regarding rental payments and occupancy may be considered.

**SECTION 8 VOUCHER HOLDERS MEETING ALL OTHER
TENANT SELECTION CRITERIA SHOULD BE ACCEPTED.**

Applicant Signature

Co-Applicant Signature

Date

Date