Rental Qualifications

Riner Rentals Inc. supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, national origin, sex, handicap, or familial status.

Rental Application: Applicant must be of legal age (18 years or over). Every other individual of legal age residing in the property must also submit a rental application.

Occupancy Standards: Two person maximum occupancy per bedroom, except where Virginia statewide building code permits otherwise.

Income: Gross monthly income must be at least three times the monthly rental amount, and it must be verifiable.

Employment: If current employment duration is less than 8 months (unless newer job is in same line of work), then approval is based on further review and /or credit score of 650 or higher. If unemployed or retired, must provide source(s) and proof of income. **Self-Employment:** must provide previous year's personal income tax returns and previous two months personal bank statements; persons who hold jobs that are commission only, base salary plus commission, tips, or bonuses will be considered self-employed.

Credit History: FICO score of at least 600 is acceptable; between 550 and 600 will be cause for closer review; below 550 is unacceptable; bankruptcy within the last 2 years is grounds for denial; bankruptcy within the last 3-7 years may be grounds for denial. The presence of over $1,500 in unpaid collections is grounds for denial.   If an applicant has no positive or negative credit history, a review of verifiable income and rental history will be made, after which a double deposit or a guarantor might be considered. If there is no credit history (or insufficient credit history), and no rental history, application will be denied.

Rental History: If any applicant does not have verifiable rental history, a double-deposit may be considered and/or required. The following will be grounds for denial: previous eviction (within last 7 years); two or more late or insufficient payments within a year; two or more NSF checks within one year; more than one documented lease violations within a year; unpaid balances; foreclosure within the past 7 years.

Criminal History: We do not automatically deny applicants based on criminal history. However, criminal history may, at the discretion of the Landlord, be considered and may be used to determine whether applicant will be approved or denied based on: the nature of offense and/or charge, whether the final disposition resulted in a guilty verdict or plea, and, the amount of elapsed time from the date of final disposition.
- Crimes against people from the past 10 years: murder, kidnapping, manslaughter, theft, burglary, robbery, assault, forgery, sexual offenses
- Crimes against property from the past 7 years: arson, vandalism, theft, burglary, robbery, malicious mischief
- Drug-related crimes from the past 7 years: manufacturing and/or possession with intent to distribute.
- Forgery: within the last 5 years

Riner Rentals reserves the right to deny any applicant currently undergoing investigation for any of the aforementioned crimes until the case reaches disposition.

Animals: All animals are subject to approval and are not permitted at every property. Per Federal Fair Housing law, all service animals will be allowed with proper documentation.

ID: Proof of identification will be required upon signing the deposit form. If an applicant is not present to sign the deposit form, a copy of ID will be required via email or fax.

Housing Vouchers: At this time, Riner Rentals does not accept any housing vouchers for new leases.

Guarantors: If applicable, must meet all of the above rental criteria, and also have a gross monthly income that is five times the rental amount, and must be verifiable. Guarantors for Students will not need to pay an additional fee, but there will be a $30 application fee for Residential Guarantors.

Falsification of any information on the rental application, incomplete documentation, or failure to provide documentation will result in application denial. All information must be verifiable.