

Rental Qualifications

Riner Rentals Inc. supports The Fair Housing Act as amended, prohibiting discrimination in residential housing on the basis of race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, and military 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. The \$30 application is non-refundable, but is applicable to any rental property an applicant may qualify to lease through Riner Rentals.

Occupancy Standards: Two-person maximum occupancy per bedroom

Source of Funds: We accept all sources of fund pursuant to all State, Federal and local laws and/or ordinances. Gross monthly source of funds must be at least three times the monthly rental amount, and it must be verifiable. Documentation supporting each source of funds will be required.

Employment: If current employment duration is less than 8 months (unless a newer job is in the 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 source of funds. **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; applicants with bankruptcy within the last 7 years will be denied. 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. Applicants with non-medical delinquencies within the last 2 years greater than \$1,500 are also denied.

Guarantor Policy (if applicable): Source of funds must be at least five (5) times the proposed rental amount to be guaranteed. A FICO score of at least 600 is required; no previous eviction (within the last 7 years); non-medical delinquencies within the last 2 years greater than \$1,500 would be denied; or bankruptcy within the last 7 years would also 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 the 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 Persons:

- Assault related offenses (10 years)
- Homicide related offenses (10 years)
- Kidnapping/abduction related offenses (10 years)
- Sex related offenses (10 years)
- All other offenses causing a threat to the health or safety of a person (10 years)

Crimes Against Property:

- Arson related offenses (7 years)
- Robbery, larceny, or theft related offenses (person or property) (7 years)
- Burglary/Breaking and entering related offenses (7 years)

- Destruction/damage/vandalism of property (7 years)
- Extortion/blackmail related offenses (7 years)
- Fraud related offenses (7 years)
- Bad checks related offenses (1 year)
- Counterfeiting/forgery related offenses (1 year)
- Embezzlement/bribery related offenses (1 year)

Crimes Against Society:

- Illegal manufacture or distribution of a controlled substance (All years)
- Currently required to be registered on the Virginia and/or National Sex Offender and Crimes against Minors Registry (All years)
- Any terrorism related conviction (7 years)
- Any crime involving the use of a firearm, weapons, or explosives (7 years)
- Other drug or narcotics related offenses (3 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/assistance 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.

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.

Please be aware that Guarantors for Students will not need to pay an additional fee, but there will be a \$30 application fee for Residential Guarantors.

Riner Rentals Inc. P.O. Box 1391, Harrisonburg, VA 22803 Phone: 540-438-8800 Fax: 540-437-1833