

Tenant Screening Criteria & Rental Policy

Rocklin Real Estate

Effective Date: January 1, 2020

Application Process

- All adults (18+) must complete a rental application and consent to background and credit screening.
- Must provide valid ID and verification of income.

Income Requirements

- Minimum household income must be 3x the monthly rent.
- Acceptable verification of income includes pay stubs, bank statements, W-2 or Tax Returns.

Credit Criteria

- Preferred credit score of 660 or higher.
- Open bankruptcies (automatic denial).
- Excessive housing-related collections may result in denial.
- We review credit history for late payments, collections (especially housing-related).
- Lower credit scores **may be considered** with additional deposit. We do not accept co-signers.

Rental History

- No prior evictions.
- No unpaid landlord debt in the past 5 years.
- Verifiable positive rental history required.

Criminal History Policy

- We evaluate criminal convictions (not arrests).
- Felonies within 7 years or drug misdemeanors within 3 years may lead to denial.
- Sex offenses or active registry status will be denied.
- Each case is reviewed individually.

Occupancy Standards

- Maximum occupancy is 2 persons per bedroom unless otherwise required by law.
- St. George zoning permits either a family or up to 3 unrelated persons in a single home.

Appeals / Mitigating Circumstances

- Applicants may submit written explanations and documentation for consideration on a case-by-case basis.

Fair Housing Compliance

- We do not discriminate based on race, color, religion, sex, disability, familial status, or any protected class.

Contact Information

Email: info@rocklinrealestate.com | Phone: (801) 425-3478 | Website: www.rocklinutah.com