Country Homes
Mobile Park

4325 Lenville Road
Moscow, ID 83843

Phone: 208-997-8820

NEW TENANT SCREENING POLCY
Country Homes Mobile Park

When reviewing a rental application for new Tenants, we will consider the following:

- **CREDIT REPORT:** Must have a Credit Score of 725 or better. Items on credit report that will weigh in the approval decision includes: Civil judgements, collections for rentals/utilities, bankruptcy, foreclosures, negative or lack of credit history.
- **EMPLOYMENT/INCOME:** Gross income to equal 5 times the amount of rent per month. 3+ years of stable employment history.
- **COURT RECORDS:** History of criminal behavior that may negatively affect tenancy will weigh in the approval decision.
- **REFERENCES:** 3+ years of continuous, positive rental history.

Applicants will need to provide the following:

- Copy of Social security Card.
- Unexpired state issued driver's license/ID or other US government issued ID (IE: Military ID, Passport, Etc.).
- Proof of income:
  *2 most recent months of paystubs.
  *Tax returns for the last 2 years.
  ***Retired Income:** Social Security award letter and/or retirement income documentation, 2 months bank deposit history of Social Security/Retirement deposits.
  ***Investment Income:** Trust Fund/Dividend documentation, 2 months bank deposit history of Trust/Dividend deposits.
  ***Additional Income:** Legal documentation verifying long term income (IE: Child Support, Alimony, Etc.).

A completed screening application and all required documentation must be provided for anyone 18 and over who will be living in the home and must be received before the screening for tenancy will be processed. Screening fees are $60 (non-refundable) and must be paid prior to processing application. Payments can be made by credit card or debit card.

In the event of a denial of tenancy, you have a right to a free copy of your credit report each year from every credit bureau (Equifax, Transunion and Experian). To obtain a free copy, log onto www.annualcreditunionreport.com.

Signed: _____ Date: _____

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