

Nielsen Property Managers, Inc.

Screening Policies

A non-refundable application fee of \$30.00, valid identification, and income documentation must be received before the application will be reviewed. Valid identification includes any government issued identification card. Application fees may be paid in the form of personal check, money order, or cashier’s check. We do not accept cash or credit cards. Credit or debit cards may be used to pay for online application only.

Application must be fully completed with ID and income documentation attached to be considered. Failure to provide landlord phone numbers and references is considered incomplete and the application will be cancelled.

Nielsen Property Managers, Inc. verifies credit, income and rental history. If Nielsen Property Managers, Inc. cannot verify any of these areas, the application will be denied. If the application is weak in any of the three areas the application may be denied.

Nielsen Property Managers does not accept cosigners under any circumstances.

If two or more people apply for an apartment and one applicant is denied, all applicants will be denied for that location. All applicants must qualify and are evaluated separately and must qualify on their own.

Limit on maximum allowance of persons per unit, including minors:

<u>Room with Shared Bathroom/Kitchen</u> – 1 person			
<u>Studio</u>	2 persons	<u>2 Bedrooms-</u>	5 persons
<u>1 Bedroom-</u>	3 persons	<u>3 Bedrooms-</u>	7 persons

Nielsen Property Managers’ guideline for income is 3X's the rent, based on gross income. Some types of verifiable income include wage statements from your employer, social security, welfare payments, retirement income, and student loans and grants. If an applicant is lacking in this area the application may be denied.

If an applicant has bad rental history for any reason, or has an eviction, the application will be denied.

All previous addresses must be listed on the application for verification. Omitted addresses may be cause for the application to be denied.

Nielsen Property Managers does not consider rental history from relatives, friends, co-workers, friends of family, military housing, group homes, or sub-letting situations to be verifiable.

Recent/excessive bad credit, late pays/collections and/or bankruptcy, alone, may be cause for the application to be denied. Applicants who have filed bankruptcy will be considered, as long as the filing was done no less than one year prior and no bad debts have been incurred since the filing and other areas of criteria are strong.

Discrepancies between information provided by a credit reporting agency and information provided by the applicant may be cause for the application to be denied.

Certain properties are subject to special owner requirements. Checking out keys and viewing the apartment desired is required to be considered for a specific apartment. We do not rent sight unseen, under any circumstances.

Inappropriate, vulgar, aggressive, threatening or illicit behavior in our office or towards our staff will be taken into consideration when considering the application, and may be grounds for denial to rent.

EQUAL HOUSING OPPORTUNITY

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