



Schneider Property Management, LLC
522 Washington Ave
Portland, ME 04103

(207) 221-7533 Office

(207) 772-4244 Fax

STATEMENT OF POLICY/TENANT SELECTION CRITERIA
PAGE ONE OF TWO

No applicant/co-applicant shall be denied the opportunity to apply for housing and no eligible applicant/co-applicant shall be denied the opportunity to lease/rent any dwelling suitable to their needs based on, color, sex, creed, handicap, religion, national origin or sexual orientation.

The following criteria will be used in selecting applicants/co-applicants for occupancy.

1. Applicant's/co-applicant's current and past performance in meeting financial obligations, especially rental payment history.
2. A record of disturbance of neighbors, destruction of property, living or housekeeping habits at prior or current residence, which may adversely affect the health, safety of other tenants and/or the building.
3. A history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which may adversely affect the health, safety or welfare of other tenants or the building.
4. A history of drug activity, including the manufacture, sale or use of illegal drugs.
5. Present employment reference verifying income, attendance, dependability, attitude and continued employment.
6. Favorable personal/character reference. This reference must be from an objective party, someone other than family or friends. Some examples would be employer, present or former volunteer work, training, schooling, child care, church, counseling.
7. Verification of other income to confirm affordability of apartment applicant/co-applicant is applying for.
8. Applicant/co-applicant for market rents must have the necessary household income to afford the housing that is being applied for. The maximum ratio of monthly household income to apartment expense, including all utilities is usually 36%.

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9. When necessary, because of marginal landlord references regarding housekeeping skills or the lack of knowledge from a current or former landlord, a physical inspection will be conducted of the applicant's/co-applicant's current residence.
10. All applicants must be of legal age, unless verification of emancipation is received at the time of application.
11. The disclosure of all requested information submitted in a complete, accurate and truthful manner. False information could result in denial of housing from Schneider Property Management, LLC.

In the event of receipt of unfavorable information with respect to an applicant/co-applicant, consideration shall be given to the time, nature and extent of the applicant's/co-applicant's conduct and to the factors which might indicate a reasonable probability of unfavorable future conduct or financial prospects. For Example:

1. Evidence of rehabilitation.
2. Evidence of the applicant's/co-applicant's participation in or willingness to participate in social service or other appropriate counseling service programs and the availability of such programs.
3. Evidence that the applicant's/co-applicant's ability to increase household income and the availability of training or employment programs on the locality.

Any applicants/co-applicants, for market rents, must submit at the time of application, the following documents:

1. Valid driver's License and/or State I.D.
2. Social Security Card
3. Vehicle Registration
4. Income Verification – A minimum of the last five weeks paycheck stubs. TANF/Child Support: Current check stubs or printout of payment history from D.H.H.S., Social Security/SSI: Verification from Social Security Administration. Unemployment Comp: Year to date print out from Employment Security Commission. Pensions: Current check stub, Self-Employed: Two years tax returns.
5. There is a \$25.00 credit check fee for each person 18+ years. Make checks payable to Schneider Property Management.



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DATE: _____

PROPERTY NAME/LOCATION: _____

APPLICANT NAME: _____ CO-APPLICANT: _____

PRESENT ADDRESS: _____

TELEPHONE NUMBER: DAY _____ EVENING _____

COMPLETE THE FOLLOWING INFORMATION FOR EACH MEMBER TO RESIDE AT THE PROPERTY

NAME	BIRTHDATE	SOCIAL SECURITY #	ADDRESS
_____ / _____ / _____	_____ / _____ / _____	_____ / _____ / _____	_____
_____ / _____ / _____	_____ / _____ / _____	_____ / _____ / _____	_____
_____ / _____ / _____	_____ / _____ / _____	_____ / _____ / _____	_____
_____ / _____ / _____	_____ / _____ / _____	_____ / _____ / _____	_____

PRESENT LANDLORD: _____ PHONE: _____

LANDLORD ADDRESS: _____

CURRENT RENTAL INFORMATION

CURRENT RENTAL AMOUNT: _____ WEEKLY: _____ MONTHLY: _____

UTILITIES INCLUDED AND COST: _____

GENERAL COMMENTS: PLEASE INCLUDE ANY PERTINENT INFORMATION ABOUT APPLICANT/CO-APPLICANT, YOUR LIVING CONDITION OR YOUR NEED FOR HOUSING

FORMER LANDLORD (NAME AND ADDRESS):

PHONE: _____

FORMER APARTMENT ADDRESS: _____ RENT: _____

CREDIT REFERENCES:

NAME AND ADDRESS ACCOUNT NUMBER

NAME AND ADDRESS ACCOUNT NUMBER

EMERGENCY CONTACTS:

NAME AND ADDRESS RELATIONSHIP

NAME AND ADDRESS RELATIONSHIP

DO YOU HAVE ANY PETS? IF YES, WHAT TYPE, DESCRIBE: _____

CURRENT GROSS HOUSEHOLD INCOME. INDICATE FROM WHERE AND HOW OFTEN ALL INCOME IS RECEIVED. PLEASE BE EXACT.

EMPLOYMENT:

APPLICANT EMPLOYER NAME AND ADDRESS PHONE NUMBER

LENGTH OF TIME WITH THIS EMPLOYER: _____

WAGES: \$ _____ /HOUR, TOTAL \$ _____ PER _____ WEEK _____ BIWEEK

CO-APPLICANT EMPLOYER NAME AND ADDRESS PHONE NUMBER

LENGTH OF TIME WITH THIS EMPLOYER: _____

WAGES: \$ _____ /HOUR, TOTAL \$ _____ PER _____ WEEK _____ BIWEEK

TANF: \$ _____ APPLICANT OR CO-APPLICANT _____

CHILD SUPPORT: \$ _____ APPLICANT OR CO-APPLICANT _____

SOCIAL SUPPORT: \$ _____ APPLICANT OR CO-APPLICANT _____

SSI PENSION: \$ _____ APPLICANT OR CO-APPLICANT _____

PENSION TYPE: \$ _____ PER MONTH APPLICANT OR CO-APPLICANT _____

OTHER TYPE OF INCOME: _____

1. HAVE YOU EVER BEEN ARRESTED? YES _____ NO _____
EXPLAIN: _____
2. HAVE YOU EVER BEEN CONVICTED FOR ANY OF YOUR ARRESTS?
YES _____ NO _____
3. HAVE YOU OR ANY MEMBER OF YOUR HOUSEHOLD EVER BEEN CONVICTED OF A FELONY OR A MISDEMEANOR OTHER THAN A TRAFFIC VIOLATION?
YES _____ NO _____

4. HAVE YOU EVER BEEN EVICTED FROM ANY APARTMENT OR HOME?
YES _____ NO _____
6. WAS IT EVER NECESSARY FOR EVICTION PROCEEDINGS TO BE INITIATED ON YOUR HOUSEHOLD?
YES _____ NO _____
7. HAS YOUR EMPLOYMENT EVER BEEN TERMINATED?
YES _____ NO _____
7. HAVE YOU EVER BEEN DISHONORABLY DISCHARGED FROM ANY BRANCH OF THE MILITARY?
YES _____ NO _____
8. HAVE YOU EVER USED ILLEGAL DRUGS?
YES _____ NO _____

THE ABOVE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND ACCURATE. I HEREBY GIVE SCHNEIDER PROPERTY MANAGEMENT, LLC PERMISSION TO VERIFY THE ABOVE INFORMATION, INCLUDING RIGHTS AND ACCESS TO ANY DOCUMENTS RELATING TO THE ABOVE INFORMATION. IF ANY FALSE INFORMATION HAS BEEN SUBMITTED REGARDING THE ABOVE QUESTIONS, YOU WILL BE WITHDRAWN FROM OUR WAITING LISTS FOR ANY SUBSIDIZED OR MARKET RENT APARTMENT. THE UNDERSIGNED WARRANTS AND REPRESENTS THAT OUR STATEMENTS ARE TRUE AND AGREES TO EXECUTE UPON PRESENTATION A LEASE OR TENANCY AT WILL STATED, WHICH LEASE MAY BE TERMINATED BY THE LESSOR IF ANY STATEMENTS HEREIN MADE ARE NOT TRUE. DEPOSIT IS TO BE APPLIED ON RENT OR RETAINED AS LIQUIDATED DAMAGES EXCEPT IT IS TO BE REFUNDED IF SAID APPLICANT IS NOT ACCEPTED BY THE OWNER. THIS APPLICATION AND DEPOSIT ARE TAKEN SUBJECT TO PREVIOUS APPLICATIONS.

I AUTHORIZE YOU TO OBTAIN ANY INFORMATION RELATIVE TO THIS APPLICATION WHICH YOU MAY OBTAIN FROM ANY BANK, FINANCE COMPANY, LOAN COMPANY, CREDIT BUREAU, EMPLOYER, OR ANY OTHER SOURCE OF INFORMATION TO WHICH YOU MAY APPLY. EACH SOURCE IS HEREBY AUTHORIZED TO PROVIDE YOU WITH SUCH INFORMATION. APPLICATION MUST BE COMPLETED IN ITS ENTIRETY TO BE PROCESSED BY SCHNEIDER PROPERTY MANAGEMENT, LLC.

APPLICANT SIGNATURE: _____ DATE _____

CO-APPLICANT SIGNATURE: _____ DATE _____

PLEASE RETURN THIS APPLICATION WITH CREDIT CHECK FEE(S) TO:

Schneider Property Management, LLC
522 Washington Ave
Portland, Maine 04103