



Tenant Pre Qualifying Questions

Income Questions

(Answer if you can't provide Pay Stubs that combined monthly income below 3.5 times the monthly rent.)

1. What business are you in? How are you paid and how often are you paid? Please explain why you are unable to provide pay stubs, such as whether you're self-employed, paid in cash, recently unemployed, or working under a different arrangement?
2. If you are self-employed or work independently, can you provide tax returns, 1099 forms, or bank statements from the last three months to demonstrate your income and payment capacity?
3. If you are paid in cash or through informal work, can you provide a letter from your employer or client detailing your earnings, along with a government-issued ID to verify your employment?
4. Have you recently changed jobs or experienced a gap in employment? If so, can you provide a letter from your current employer, or a job offer letter with a start date and salary to show future income stability?
5. Do you have savings / Investment you can use to pay for rent? Can you provide evidence of these savings and what is your monthly income from your savings?



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6. Are you receiving any government benefits, such as Social Security, disability, or unemployment, which could cover rent? If yes, can you provide documentation or award letters?

7. Can you provide a co-signer or guarantor if needed?

8. Tell me about a time you had to choose between following a rule in a rental or bending it for convenience—like a pet policy or parking rule. What did you do and why?

9. If you noticed a neighbor in the building doing something that broke a community rule, like leaving trash out, how would you approach it, if at all?

10. Describe a situation where you had to prioritize one responsibility over another in a rental—like paying rent versus fixing a car. How did you decide?



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11. If you found something valuable left behind by a previous tenant, like an expensive tool, what would you do with it?

12. If a maintenance issue came up, like a leaky faucet, but you could live with it, would you report it anyway? Why or why not?

13. Tell me about a time you went out of your way to make a living situation work better for everyone involved, like coordinating with roommates or a landlord.

14. What's one thing you've learned from a past rental experience that you'd do differently to be a better tenant?

Signature of prospective Tenant _____