



Tenant Pre Qualifying Questions

Background Questions *(All Prospective Tenants Answer)*

1. How many people will be living in the property, and what are their names and relationships to you?

2. Can you provide your monthly income or proof of financial stability to cover rent and expenses?

3. Do you have any pets, and if so, what type, size, and breed are they?

4. Have you ever been evicted or had legal disputes with a landlord? If yes, please explain.

5. What is your expected length of stay in the rental property?

6. What are the credit scores of the Adult Tenants? If any adult tenants have a score below 725 then proceed to the Credit related Questions otherwise skip to Income section.



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Credit Related Questions: *(Answer only if anyone in your group has a credit score below 725)*

1. If you have a credit report with a score below 725, can you share what factors contributed to this, such as medical bills, job loss, or high debt, and how you've addressed or plan to address them?
2. If you or your adult cotenants don't have a credit report, please explain why?
3. Have you had a history of paying rent or other bills on time, and can you provide references from previous landlords or employers to verify this?
4. Do you have any current or expected financial obligations, like student loans or child support, which might affect your ability to pay rent consistently, and how do you manage them?
5. Have you ever faced eviction or late rent payments, and if so, what were the circumstances and how did you resolve them?
6. Are you able to provide a co-signer or guarantor with a credit score of 725 or higher to support your rental application, if needed?



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Income Related Questions: *(Answer only if you can't provide Pay Stubs that give your party a combined monthly income below 3.5 times the monthly rent.)*

1. What business are you in? Does that business provide you and the other working adults in your party receive "Pay Stubs" that accurately reflects how do you get paid? ***If yes proceed to the last section called Tenant Archetype***
2. Can you 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?
3. 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?

-- If you said YES to Q2 or Q3 above then skip Q4-7 and proceed to Tenant Archetype --

4. 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?



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5. 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?

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?



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Tenant Archetype:

1. 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?
2. 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?
3. 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?
4. If you found something valuable left behind by a previous tenant, like an expensive tool, what would you do with it?



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5. 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?

6. 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.

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

8. If you could change one thing about how a past landlord managed their property, what would it be, and how would you have appreciated it as a tenant?