

Tenant Screening & Qualification Process

At Curtis and Sons, we are committed to placing responsible tenants in our properties. To do this fairly and consistently, we use an **enhanced tenant screening process** through our property management system.

How We Qualify Applicants

We use **Buidium's Enhanced Tenant Screening** tool (powered by On-Site, a RealPage company). This advanced screening goes beyond basic credit and background checks by also evaluating real rental performance history. This helps us identify applicants who are most likely to be successful, long-term tenants.

We review the following key areas:

- **Ability to Pay Rent** — We look at income relative to the rent amount, employment stability, and overall financial responsibility.
- **Credit History** — We review credit reports and payment history to understand financial reliability.
- **Residency & Rental History** — We evaluate how applicants have performed in previous rentals (payment history, lease compliance, etc.).
- **Criminal Background** — We conduct a criminal background check as part of our standard process.
- **Eviction History** — We check for any prior evictions or housing-related judgments.

What to Expect

1. **Complete Application** — All adult applicants (18+) must submit a full rental application.
2. **Screening Report** — We run an enhanced screening that includes credit, criminal, eviction, and rental history data.
3. **Fair Evaluation** — Every application is reviewed consistently using the same criteria.
4. **Timely Communication** — We strive to communicate decisions as quickly as possible.

Our Goal

Our screening process is designed to protect our properties and current residents while giving every applicant a fair opportunity. We look for tenants who will take good care of the home and pay rent on time.

Note: Meeting the minimum screening criteria does not guarantee approval. Final decisions are also based on the overall strength of the application, rental history, and availability of the property.