



Rental Qualification Criteria

All applications are reviewed using consistent screening criteria to ensure a fair and objective evaluation process.

1. Occupancy Standards

Occupancy is limited based on the number of bedrooms and overall layout of the home. Generally limited to two persons per bedroom, with consideration given to the size and configuration of the property. All occupants must be disclosed on the application.

2. Income Requirements

Gross monthly household income should be at least 3 times the monthly rent and must be verifiable. For subsidized applicants, qualification is based on the combined tenant responsibility and subsidy.

3. Credit History

A credit score of 620 or higher is preferred. Lower scores may result in additional deposit requirements, conditional approval, or denial depending on overall risk profile.

4. Rental History

A positive rental history is required. Applications may be denied for prior evictions within the past 7 years, outstanding landlord balances, or repeated late payments.

5. Employment & Income Stability

Applicants must demonstrate stable, verifiable income and employment history.

6. Bankruptcy

Open or unresolved bankruptcy may result in denial. Discharged bankruptcies are evaluated as part of the overall credit profile.

7. Utility & Financial Obligations

Applications may be denied for outstanding utility collections or significant unpaid financial obligations.

8. Criminal History

Criminal history is evaluated in accordance with applicable laws, considering the nature, severity, and timing of offenses.

9. Application Accuracy

All information must be accurate and complete. Misrepresentation or omission may result in denial.

10. Equal Housing Opportunity

Livingstone Management complies with all federal, state, and local fair housing laws. All applicants are evaluated using the same criteria without regard to protected classes.