



OWNER'S GUIDE · TENANT SCREENING

The Tenant Behind Every Protected Investment

The resident you place is the single biggest factor in your property's performance. Our structured screening process is built to reduce risk, improve resident quality, and protect your long-term returns — applied fairly and consistently to every applicant.

Cutting-edge technology, a customer-centric approach — the gold standard in property management.

10

Step screening process on every applicant

<1%

Average annual eviction rate across our managed portfolio

28,496

Homes matched with quality tenants through Intempus

INSIDE

Why Screening Protects Your Asset · Our 10-Step Process · Qualification Standards · The Owner Payoff

THE PROCESS

How we qualify every applicant

A thorough, structured review — so approval decisions rest on evidence and consistent standards, not guesswork. Here is the full path from application to placement.

- 1 **Application & ID Collection**
Complete application and government-issued identification gathered upfront.
- 2 **Identity Verification**
Multi-step confirmation of identity against official records.
- 3 **Credit History Check**
Credit profile reviewed against clear, consistent benchmarks.
- 4 **Income & Employment**
Earnings and work status verified for reliable affordability.
- 5 **Rental History Review**
Prior tenancy, payment record, and references confirmed.
- 6 **Background Check**
Reviewed lawfully and individually — never with blanket bans.
- 7 **Fraud & Document Detection**
Altered documents and identity mismatches flagged for review.
- 8 **Pet & Occupancy Review**
Evaluated under applicable law and fair housing rules.
- 9 **Reference Checks**
Direct verification with prior landlords and employers.
- 10 **Final Approval Decision**
A defensible decision based on the full, consistent picture.



Income, fraud & affordability — verified before placement

Confirming each applicant can reliably meet their obligations, with multi-layer checks against misrepresentation.

- ✓ **Income consistency**
Pay history reviewed for steady, reliable earnings.
- ✓ **Affordability analysis**
Gross income generally at least 3× the monthly rent.
- ✓ **Document authenticity**
Altered pay stubs and statements detected and reviewed.
- ✓ **Application cross-check**
Inconsistencies flagged for enhanced, careful review.

620+

CREDIT

Target minimum score

3×

INCOME

Income vs. monthly rent

7 Yrs

EVICTON

Lookback on filings

7 Yrs

BANKRUPTCY

Lookback period

Fair

STANDARDS

Applied to all applicants

THE OWNER PAYOFF

What disciplined screening returns to you

Better screening is not paperwork — it is protection. Here is what a consistent, evidence-based process means for your investment.



Reduced risk & delinquency

Stronger qualification lowers exposure to late payments and eviction — protecting your cash flow.



Protected asset value

Responsible residents who comply with leases help guard property condition and long-term returns.



Stronger retention

Quality residents tend to stay longer, reducing turnover, vacancy, and make-ready costs.

Performance & risk results

Measurable outcomes our screening process is built to deliver for owners.

<1%

Annual eviction rate
Average across managed portfolio

Multi

Layer fraud prevention
Identity, documents & cross-checks

100%

Fair & consistent
Standardized review, every application

PROTECT YOUR INVESTMENT

See what the right tenant — and the right manager — is worth.

Get a free, no-obligation rental analysis. We'll review your property, your market, and how full-service management can reduce your risk and maximize your return.

Call **(408) 913-1082** · Email **info@intempus.net**

Get a Free Rental Analysis

[INTEMPUSPROPERTYMANAGEMENT.COM](https://intempuspropertymanagement.com)

This guide is provided for general informational purposes only and does not constitute legal, financial, or tax advice. Screening criteria, lookback periods, and benchmarks are applied consistently to all applicants and are subject to applicable federal, state, and local fair housing and consumer-reporting laws, including individualized assessment requirements where they apply. Criminal-background, pet, occupancy, and assistance/service-animal matters are handled in compliance with the Fair Housing Act and other applicable law; no breed or blanket restrictions are applied where prohibited. Performance and portfolio figures reflect historical averages and are not a guarantee of future results.