

Rental Application Screening Criteria

At McCarthy Property Management, we are committed to providing equal housing opportunities and evaluating every applicant using consistent, objective, and nondiscriminatory standards. All completed applications are reviewed using the same screening criteria.

Equal Housing Opportunity

We comply with all applicable federal, Illinois, and local fair housing laws. Applications are considered without regard to race, color, religion, national origin, ancestry, sex, disability, familial status, age (where protected), marital status, sexual orientation, gender identity, military status, order of protection status, source of income (where protected by law), or any other characteristic protected by law.

Rental Application

Each adult (18 years of age or older) who will occupy the property must complete a separate rental application and provide any requested documentation required to verify eligibility.

Identity Verification

Applicants may be asked to provide valid government-issued photo identification to verify identity.

Income Verification

Applicants should demonstrate sufficient, verifiable income to meet the financial obligations of the lease.

Typical documentation may include:

- Recent pay stubs
- Employment verification
- Tax returns (if self-employed)
- Benefit award letters
- Other documentation verifying lawful income

Income requirements may vary depending on the property and will be applied consistently to all applicants.

Employment Verification

Employment history or another reliable source of income may be verified as part of the application process.

Credit History

A consumer credit report may be obtained where permitted by law. Credit history may be considered along with the overall application, including:

- Payment history
- Outstanding debt
- Collections
- Previous housing-related accounts

No single factor automatically determines approval unless otherwise stated in writing.

Rental History

Previous rental history may be reviewed, including:

- On-time payment history
- Lease compliance
- Property care
- References from previous housing providers, when available

NO EVICTIONS WITHIN THE LAST 3 YEARS

Background Screening

Where permitted by applicable law, background screening may be conducted as part of the application review.

We do not use blanket policies that automatically deny applicants based solely on criminal history. If criminal history is considered, any review will be conducted in accordance with applicable federal guidance and Illinois law, taking into account factors such as the nature of the offense, how long ago it occurred, and whether it is relevant to resident safety or property protection.

Occupancy Standards

Occupancy limits are based on applicable laws, property size, and health and safety standards.

Pets

Pet policies vary by property.

If pets are permitted, applicants may be required to comply with applicable pet policies, including breed or size restrictions where legally permitted, vaccination records, and any applicable pet fees or deposits.

Qualified service animals and assistance animals are not considered pets and are evaluated in accordance with applicable fair housing laws.

Smoking

Smoking and vaping policies vary by property. Please review the property's specific lease terms for details.

Application Fees

Application fees, if applicable, cover the cost of processing applications, including consumer reports and screening services, where permitted by law. Fees are generally non-refundable unless otherwise required by law.

Incomplete Applications

Applications may not be processed until all required information, supporting documentation, and applicable fees have been received.

Reasonable Accommodations

Applicants with disabilities may request reasonable accommodation or reasonable modifications as provided by applicable law. Requests are reviewed individually and in accordance with fair housing requirements.

Consistent Evaluation

Applications are evaluated using the same objective criteria for every applicant. Meeting the screening criteria does not guarantee approval if another applicant has already been approved or if the property is no longer available.

Questions?

If you have questions about our application process or wish to request a reasonable accommodation, please contact **McCarthy Property Management** before submitting your application.