

31 Questions to Help You Qualify Renters

Use some or all of these questions to pre-screen potential renters before spending the time and money on your application process with an applicant you'd never approve.

1. How did you hear about this property?
2. Do you currently rent, and if so, where?
3. How long have you lived in your current home?
4. How long do you plan to live in this property?
5. Why are you moving?
6. What date do you plan to move in?
7. Are you willing to sign a 1-year lease agreement?
8. Have you ever broken a lease?
9. Are you familiar with our rental criteria?
10. What kind of work do you do?
11. What is a rough estimate of your monthly income?
12. How many people would be living in the household with you?
13. How many people living in the household smoke?
14. How many parking spaces would you require for everyone living in the household?
15. How many indoor pets would be living in the property? How many outdoor pets?
16. Do you believe your current landlord will give you a favorable reference?
17. Is your current landlord aware that you will be moving?
18. Is your current lease ending on good terms?
19. Do you have any additional references you would be able to provide?
20. Would you agree to a credit and background check?
21. Have you placed a freeze or fraud alert on your credit?
22. Do you have an idea of what your credit looks like?
23. Have you filed for bankruptcy within the past 7 years?
24. Have you been convicted of a crime that would violate our rental criteria?
25. How many eviction judgments and filings have you had within the last 7 years?
26. Is there any additional information that may appear on a credit and background check that I should be aware of?
27. Will you be fine to pay the lease application fee of **[\$XX.XX]** per person applying for this property?
28. Do you have a checking and/or savings account?
29. Will you be able to pay all move-in costs upon the lease signing, including first and last month's rent, as well as a security deposit if required?
30. Do you have any additional information you would like to provide that can help in making my decision?
31. Do you have any questions for me?