



Beach Front's 8 Step Resident Screening Process

The screening process for a new resident can be a long and stressful one. Beach Front Property Management uses an advanced step-by-step screening process to find the best residents for your property.



Step 1: Online Application

An applicant fills out the online application which requires some basic information as well as personal references, recent landlords, income, and more.

Step 2: Rent to Income Ratio

Beach Front requires applicants to make at least 2.5 times the income in relation to the rent price. If an applicant's income is at least 2.5 times the rent, they will have an easier time paying what they owe when rent is due.

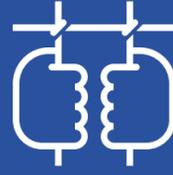


Step 3: Credit Check

Does the applicant have good credit? Beach Front avoids accepting a risky tenant with a low credit score by checking their credit in the early stages of screening.

Step 4: Criminal Background

Beach Front considers the following factors when deciding to accept an applicant: the nature and seriousness of the crime and the time that has passed since the crime/end of their sentence.



Step 5: Eviction History

An eviction history report is very informative. It tells of the three W's: Where, When and Why. This information is then used to determine if the applicant should be denied or further screened.

Step 6: Confirm Employment

An applicant's employment is confirmed by their employer. This information is used to determine if the applicant has a stable employment history or proves to be a risk by switching jobs every six months.



Step 7: Applicant's References

The sales team's role doesn't end after closing the deal. An applicant will likely list employers and coworkers as their personal references. We are wary when an applicant only lists family and friends.

Step 8: Call 2 Most Recent Landlords

If applicable, having two previous landlords is wise in the last step of an applicant's screening process. Past landlords can offer insight on how the applicant has been as a tenant in the past.



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