

## TVS Recommendations

TVS recommends applicants with a rating of C+ and higher as acceptable criteria for tenancy.

According to accepted industry standards, consumers who grade C or lower, will have a delinquency rate of 51%. This means that for every 100 borrowers in this range, 51 will default on a loan, file for bankruptcy or fall 90 days past due on at least one account in the next two years.

### ***Minimize Your Risk***

TVS strongly recommends that you conduct further due diligence which should be part of your criteria for all prospective tenants. You are less likely to be discriminatory if you do the following for each applicant:

1. Check with your applicant's current employer to determine their income, confirm job stability and character. Request a pay stub from your applicant. This will confirm their income, pay frequency and that they are employed.
2. Check with your applicant's current landlord to determine if they pay their rent on time and have violated any terms of the lease agreement. Ask the landlord if they would rent to the applicant again based on their experience. A good credit history is not the only criteria your applicants should meet, they should also have a good rental history, and this is one way to determine that. If the current landlord is unable to provide any information, then try a previous landlord. If you cannot establish a good rental history, then your criteria have not been met.
3. Visit [criminalfraud.com](http://criminalfraud.com) for more tips and advice on how to protect your landlord business.

TVS recommends that you have your prospective tenant read and sign the Notice to Tenant form which can be obtained from the forms section of the TVS website after login.

TVS recommends that you advise every person signing on the lease that you report pay habits to the [Landlord Credit Bureau](#) on the 3<sup>rd</sup> day of each month so it is important that rent payments are made on time.

As an incentive, you should also advise your tenant(s) that good pay habits can be rewarded with a [Certificate of Satisfactory Tenancy](#) at the end of the lease period.

***This is your landlord business and only YOU have a vested interest in it.  
Take the time to do it right!***