JBMI
Residents Screening Guidelines
(Revised 4/15/14)

As a set policy outlined in the Bylaws of Jantzen Beach Moorage Inc., all prospective members, tenants and/or residents shall be subject to resident screening ***prior to occupancy.*** ***JBMI Members must notify the moorage office when their tenant moves out of the rental residence. All tenants must submit to tenant screening prior to moving to another rental residence within JBMI. Non compliance with the Tenant Screening Guidelines may result in a $500 assessment per month.***

Guidelines for such screening policies shall be based on the following three basic criteria and shall have some latitude as to the criteria used for a perspective membership holders qualifications, that of a renter of a membership certificate holder's slip or a resident.

1. Credit scoring for potential certificate holders, tenants and/or residents:
   A Beacon Score of no lower than 620 shall be required for all those who wish to become a membership certificate holder or resident of Jantzen Beach Moorage Inc. With an acceptable explanation or in the case of strong compensating factors, the Board may by majority vote to accept a lower credit score.

2. Prior landlord-tenant and\or mortgage history: In the case of an applicant for that of a membership Certificate Holder, renter of a membership certificate holder's slip, or resident, the landlord-tenant or mortgage history shall be used only as a factor in the overall view of the applicant in the screening process. This information alone shall not be considered grounds for either acceptance or denial, but shall be used in conjunction with other information provided to reach an equitable determination.

3. Criminal background check: No person shall be admitted as a membership certificate holder, renter of membership certificate holder's slip or resident without Board approval if the criminal background portion of the tenant screening process should reveal convictions for crimes greater than either routine traffic infractions or simple misdemeanors that do not involve crimes against persons. Persons applying who have been convicted of serious crimes against persons or who have been convicted of distribution of a controlled substance shall not be admitted.

The above guidelines are stated policy as to the screening requirements and should be reviewed annually for content.

TENANT SCREENING COST:

Tenant Screening Fee $38.00

Revised 4/15/14-See bolded requirements in paragraph 1.
Updated 11/24/06-to change the credit criteria from National Risk Score to Beacon Score.
Revised 1/4/06-correct the reference of "Rules & Regulation" in Paragraph 1 to Bylaws.
Revised 10/16/03-the Board voted to strike the " There shall be no exceptions made to the requirement of a National Risk Score no higher than 315 in the case of a third party rental."
Revised 5/15/03-eliminated the $52.00 Administration fee.
Revised 3/26/03-to change the credit criteria from Beacon Score to National Risk Score.