

TENANT SCREENING QUESTIONNAIRE

The Fair Housing Act protects tenants from questions pertaining to race, sex, national origin, gender, religion, familial status, or disability. This ensures no discrimination during the rental application process. You should continually educate yourself on local and national laws such as the FHA, the Equal Access Rule, and more.

Call Sherman & Hemstreet at 706-722-8334 for assistance from skilled, dedicated property management professionals.



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You can be somewhat creative with your screening process but remember to gear your questions towards the kind of tenant you want.

1. How long have you been at your current residence and why are you looking to move?
2. Can you provide references from your employers and/or previous landlords?
3. How long have you been at your current job and what is your monthly income?
4. How many people will be living at this property with you?
5. Do you have any pets? If so, what kind and how many?
6. Do you have a criminal history and have you ever been evicted?
7. Are there issues with us performing a background and/or credit check?
8. Will you be able to pay the security deposit immediately after signing the lease?
9. Is there anything that could potentially disrupt you from paying the monthly rent (i.e. loans, debts, etc.)?
10. Do you have any questions?