

Tenant Screening Questions

Looking for a reliable tenant? Use this quick and easy checklist to ask all the right questions, from rental history to income details. Screen with confidence and find the best fit for your property!



Basic Information

1. What is your full name?
2. What is your current address?
3. How long have you lived at your current address?
4. What is your phone number and email address?
5. What is your date of birth?

Rental History

1. How long have you lived at your current residence?
2. Why are you leaving your current rental property?
3. Can you provide contact information for your current and previous landlords?
4. Have you ever broken a lease or been evicted from a rental property?
5. Have you ever been involved in a legal dispute with a landlord?

Lifestyle and Personal Information

1. How many people will be living in the rental unit?
2. Do you have any pets? If so, what kind and how many?
3. Do you smoke or vape?
4. Have you ever been convicted of a crime? If yes, please explain.
5. (Note: Only convictions directly related to the safety of the property will be considered.)
6. What is your preferred move-in date?

Employment and Income

1. What is your current occupation?
2. Who is your current employer, and how long have you worked there?
3. What is your monthly income before taxes?
4. Do you have any additional sources of income?
5. Can you provide proof of income (e.g., pay stubs, tax returns)?

Credit and Financial Information

1. Do you have any outstanding debts or loans?
2. Are you able to provide a copy of your credit report?
3. Have you ever declared bankruptcy? If so, when?
4. Have you ever been late on a rent payment? If yes, please explain.

References

1. Can you provide personal or professional references, aside from family members?
2. May we contact your previous landlords and employer for verification?
3. Do you have any co-signers or guarantors, if needed?

Security and Responsibility

1. Do you have renter's insurance, or are you willing to obtain it?
2. Are you comfortable with a background and credit check?
3. Are there any special requests or accommodations you need for your living situation?

