Tenant Screening Checklist

1. **Upfront Vetting**
   - Gauge interest and suitability of potential tenants.
   - Ask preliminary questions about employment, income, and reasons for moving.
2. **Application Form**
   - Request essential information such as full name, contact details, previous addresses, current employer, and personal references.
3. **Credit Check**
   - Conduct a credit check to assess the financial reliability of the potential tenant.
   - Keep in mind that a good credit score is generally indicative of financial responsibility.
4. **Background Check**
   - Review criminal records and eviction history to ensure the safety and security of your property and existing tenants.
5. **Reference Checks**
   - Contact previous landlords and employers to gain insights into the applicant's reliability and behavior.
6. **Income Verification**
   - Confirm the potential tenant's income through pay stubs or bank statements.
   - Ensure the tenant's income is sufficient to comfortably cover the rent.
7. **Lease Agreement Review**
   - Once you've found a suitable tenant, thoroughly review the lease agreement with them.
   - Ensure they understand their obligations and responsibilities under the lease.

Remember, this checklist is a guide and may need to be adjusted based on your specific needs and local laws. As a landlord, it's crucial to stay informed and aware of any changes in housing laws and regulations.