

# 36 Questions to Ask While Screening Your Potential Tenants

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## Tenant Background & History

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1. Why are you moving from your current home?
2. How long have you lived in your current residence?
3. Have you ever broken a lease agreement?
4. Have you ever been evicted?
5. Have you ever filed for bankruptcy?
6. Have you had any criminal convictions? If so, can you explain?
7. What is your current living situation? Are you living with roommates or alone?
8. Have you ever had a late rent payment or bounced a check?
9. Have you ever been involved in a lawsuit regarding a rental property?

## Income & Financial Stability

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10. What is your monthly income?
11. Can you provide proof of income or pay stubs?
12. What is your credit score?
13. Can you provide a copy of your credit report?
14. What's your current landlord's contact information for a reference?
15. Do you expect any major changes in your financial situation in the near future?

## Tenant Behavior & Lifestyle

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16. How many people will be living in the unit?
17. Do you have any pets? If so, how many and what kind?
18. Are you a smoker, or is anyone in your household a smoker?
19. How many vehicles will you be parking on the property?
20. Would you like us to accommodate any special requirements, for example accessibility features?
21. Are you planning to have guests or visitors over regularly?

## Rental Terms & Lease Agreement

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- 22. What date would you like to move in?
- 23. Are you willing to sign a 1-year lease agreement?
- 24. Will you be able to pay the application fee and security deposit?
- 25. Are you willing to agree to a background and credit check?
- 26. Do you have renters' insurance, or would you be willing to obtain it?
- 27. What is your preferred method of payment for rent?

## Landlord References & Previous Rental History

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- 28. Can I contact your current employer and previous landlords for references?
- 29. Do you have any previous rental history or references from past landlords?
- 30. What's your current landlord's contact information for a reference?

## Legal Compliance & Property Rules

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- 31. Are you willing to comply with property rules and HOA guidelines?
- 32. What is your plan if you need to move out before the lease term ends?

## Tenant Duration & Stability

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- 33. How long do you plan to stay at this property?
- 34. What are you looking for in a rental property?

## Security & Liability

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- 35. Will you be able to pay the application fee and security deposit?
- 36. Are you willing to sign a 1-year lease agreement?