

## Seeking or non seeking

- For both landlords and tenants

## Location

## Ability to pay

- Income minus debt ~= three times rent
  - continuing debt?
  - Continuing income?
- Post pay stubs, taxes as check perhaps
- prior evictions, civil judgments against or bankruptcies
- cosigner?

## Credit check

- Link to Third party to results to maintain credibility
  - Equifax, Experian, and TransUnion
- One time posting for tenants,
- Cost covered by tenants

## Criminal background check

- Third party link to results to maintain credibility
- Third party for a fee
  - Covered by tenants
- Name, Date of Birth
- Needs valid ID to verify
  - Would have to do in person

## Topics to ask employers:

- Include contact information for recent employers to check their
  - Length of employment,
  - attendance record and
  - monthly earnings.
- Way to automate this? Scale ?

## Link searches and websites

- put up if able, prompt user otherwise
- LinkedIn
- Facebook
- Twitter
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- Searches of full name in caps with quotes and relevant terms. Anyway to make sense of the information?
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### Topics to ask on for Landlord

- (can't really be quantified, no proof, must be done by conversation)
  - Did the tenant pay their [rent on time](#)?
    - searchable?
  - Has there been any moves? What was the reason for the move? Was the tenant evicted for non-payment of rent or for breaking the landlord's rules?
  - Did the tenant give 30 days' notice [prior to moving](#)?
  - How did they keep their apartment? Were they clean?
  - Did they cause any damage to the apartment other than [normal wear and tear](#)?
  - Were they respectful of their neighbors?
  - Did they complain often?

### Considerations:

- Will people care to share the information publicly?
  - Can it be made sense of in order to have suggestions