

RENTAL APPLICATION SCORING CARD

****TO BE COMPLETED BY PROPERTY MANAGER****

Name of Applicant(s): _____

Property Address: _____

- **YES OR NO.** Can Applicant(s) Prove 3x's Rent in monthly income? If NO, cosignor will be considered.
- **YES OR NO.** Does Applicant currently owe for unpaid utilities, or owe money to a former landlord, or have been evicted from a rental within the last five (5) years? If YES, application denied.
- **YES OR NO.** If felony in the last 10 years (drugs, violent crimes) application declined. 14 days to appeal.

<u>RATING CATEGORY</u>	<u>SCORING</u>			
	0	1	2	3
Length of field of employment	0-12 mos.	12-24 mos.	24-36 mos.	36+ mos.
Credit (F.I.C.O.) Score	0 <619	1 620-679	2 680-719	3 720+
Debt to income ratio (new rent + loan payments combined for all Tenants)	0 50%	1 45%	2 40%	3 35%
Payment History	0 No pmt history, multiple late pmts collections, NSF Check(s)	1 Late payment only (1) 30 day late	2 No late pmt last 24 months w/ credit Discharged BK ok	3 Clean pmt history, Short Sale OK
Cash reserves of monthly rent	0 0 mos.	1 1-2 mos.	2 3 mos.	3 4+ mos.
Length at Previous Residence	0 less than 12 mos.	1 12-18 mos.	2 18-24 mos.	3 24+ mos.
Late Rent or Mortgage last 12 months (eviction initiated or unverifiable = automatic zero)	0 3+ late	1 2 late	2 1 late	3 0 late

16+, No Pets	Approved with minimum security deposit equal to one (1) month's rent + key fee & cleaning dep
16+, with pet(s)	Conditional approval, subject to owner's OK. Security deposit increases by \$300-\$500 each pet.
12-15	Approved with double security deposit + key & cleaning deposit or qualified co-signor. If pets, subject to owner's approval with additional increase of \$300-\$500 deposit per pet.
Less than 12	Application declined. Qualified co-signers will be considered.

Property Manager:	Date:
Notified Applicant:	Date:
FCRA Letter:	Date:

