



Rental Application Verification
(to be completed by Property Manager)

Property: _____ Applicant: _____ of _____
 Received: _____ Total Points: _____ Applicant Notified: _____

This is how we will score your rental application. Please ask us, if you have any questions about our process.

Name of Applicant:				
Rating Category				
Length in Field of Employment	0	1	2	3
	0-12 months	12-24 months	24-36 months	36+ months
Rent to Income Ratio (income combined for all applicants)	0	1	2	3
	40% or more	39-33%	28-32%	27% or less
Credit (F.I.C.O) Score	0	1	2	3
	649 or below	650-699	700-749	750 or above
Debt to Income Ratio (Debt = new rent, plus loan, credit card, other pymts combined for all applicants)	0	1	2	3
	55% or higher	54-51%	50-46%	45% or less
Payment History (Credit Screening Data)	0	1	2	3
	2+ late or \$ owing to LL or Utilities	2 late in last 24 months	1 late in last 24 months	No lates or \$ owed to LL or Utilities
NSF Checks	0	1	2	3
	1+ NSF	1 NSF	NO HISTORY	NONE
Length of Residency (Average last 5 years)	0	1	2	3
	12 months or less	12-18 months	18-24 months	24+ months
Late Rent or Mortgage (last 12 months)	0	1	2	3
	3+	2	1	0
Felony (Drugs, Violent Crime – 10 yrs)	YES/NO	Application Denied.		
Income Less than 3x rent?	YES/NO	2x security deposit, if otherwise approved		
Eviction (last 5 years) or debt to LL?	YES/NO	Application denied. No appeal.		
18+, no pets	Approved w/minimum security deposit, as advertised.			
18+, with pet(s)	Conditional approval, subject to owner's approval of pet(s). Deposit increases by \$300 with each approved pet.			
16-17	Approved w/double security deposit. (If there are also pets, subject to owner's approval with additional increase of \$300 deposit per pet.			
Less than 16	Application Denied. (No increased deposit will be considered)			