

Rental Qualification Scoring

Applicants understand and agree that full credit, previous address tenant history, and criminal background checks may be performed on each applicant. Applicants will be scored on the following criteria. If more than one application is received, applicants with the highest score will be considered first.

Rental History **** (2 point minimum reqd.)**

None	0 points
Less than 1 year	2 point
More than 3 years of verifiable rental history	4 points
Lapses in rental history	-1 (per lapse)
NSF or late payments with prev landlord	-1 (per incident)
Past Collections	-2
Past unlawful detainer suits	-4

Income (3 points min. reqd.)

Gross income less than 2.5* rent	0
Gross income between 2.5 and 3 times rent	1
Gross income greater than 3 times rent	2
Income from job held more than 1 year*	2
Income from job held more than 6 months	1
Income from job held less than 6 month	0
Income is primarily from temporary sources (seasonal, UI, new job, etc)	-1

Credit History (1 point min reqd.)

Green (700 and up)	2
Yellow	1
Red (600 and below)	0

Reasons for automatic disqualification

- Criminal history – (21 U.S.C. 802) Section 102 convictions
- Conviction for possession of or manufacturing of controlled substances
- Undisclosed Bankruptcy in the past 12 months
- Prior eviction in the last 5 years
- Monies still owed to a prior landlord
- False information on the rental application.

*Source of wages must be verifiable. Retired or self employed individuals must submit a copy of the previous years tax return, certified by a qualified CPA, and/or a recent W2 statement with their most recent bank statement.

** Living with family members does not constitute rental history, even if rent was paid.