

Property _____

Received _____

THE PROPERTY GROUP

RENTAL APPLICATION VERIFICATION SCORING SHEET

To be completed by Property Manager

Name of Applicant _____

RATING CATEGORY

Length in Field of Employment	0	1	2	3
	0-12 mo	12-24 mo	24-36 mo	36+mo
Rent to income ratio (income combined for all tenants)	0	1	2	3
	40% +	39-33%	28-32%	27%
Credit (F.I.C.O.) Score	0	1	2	3
	<650	650-699	700-749	750
Debt to Income ratio (new rent plus loan pymts combined for all tenants)	0	1	2	3
	>55%	55%	50%	45%
Payment History	0	1	2	3
	serious delinquencies or Ut/LL owing	2 or 3accts 30 -60 days delinquent	1-2 30 day delinq. accounts	All current
NSF Checks	0	1	2	3
	>2	2 only	1 only	None
Length of Residency	0	1	2	3
	12 mo. Or less	12-18 mo.	18-24 mo.	24+ mo
Late Rent or Mortgage (last 12 mo.)	0	1	2	3
	3	2	1	0
Felony past 10 years	Yes/No	Application Denied / 7 days to appeal		
Income less than 3X rent?	Yes/No	Owner approval required / up to 3x security deposit		
Eviction or \$ owed Utilities/ LL ?	Yes/No	Application denied no appeal		
Scoring				
18+, no pets	Approved w/ minimum deposit of one month's rent			
18+ with pet/s	Conditional approval, subject to owner's approval of pet/s. Security deposit increases min. of \$500 with each pet			
15-18	Approval w/ double security deposit or qualified co-signer. (If there are also pets, subject to owners approval w/ additional pet deposit)			
Less than 15	Application declined. (No cosigners or increased deposit considered)			
Application notes:				

Notified Applicant: _____ FCRA letter mailed _____

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tpglv