



APPLICATION SCORE SHEET

Applicant: _____

No. of Applicants: _____

Desired Address: _____

Rent rate: \$ _____

Automatic Denial (circle)

Open Bankruptcy	Criminal	Eviction in 5 years	Unpaid utility	Unpaid Rent
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	0	1	2	3
Length of employment <i>Consider same career path, not just current position</i>	< 3 months	4 - 12 months	12 - 24 months	2+ years
Credit Score	< 620	620 - 670	670 - 720	> 720
Rent to Income Ratio <i>Use the combined of all applicants for this block</i>	> 40% (Decline)	34 - 39%	29 - 33%	< 28%
Bankruptcy or Foreclosure	< 1 year (Decline)	1 - 3 years	> 3 years	None
Collections or Judgments <i>Do not count student loans or medical collections</i>	3+ (Decline)	2	1	None
LANDLORD REFERENCE	If no rental references, score "0" for all			
Length of Tenancy (last 3 years) <i>Combine multiple Landlords if necessary</i>	<6 months	6-12 months	1 years	2+ years
# of Late or NSF Payments	2+ (Decline)	2	1	None
# of Lease Violations	2+ (Decline)	2	1	None
Broke their lease?	> 1 (Decline)	1		None
Lost security deposit?	> 100% (Decline)	75 - 100%	< 25%	None

Score

Individual	
Combined Group	

Circle Final Group Score

26 - 30	Approved, deposit equal to 1x the rent
21 - 25	Approved, deposit equal to 1.5x the rent
16 - 20	Approved, deposit equal to 2x the rent
< 16	Application denied, send notice

Screened by: _____

Date: _____

_____ Applicant Notification

_____ Build Folder