



Property Address:

Rental Amount:

Desired Move in Date:

Move in Special: NA

Pets:

Pet deposit:

Applicant 1 Name:

Applicant 2 Name:

Gross Combined Monthly Income: \$

2.5x Rent Amount: \$

Applicant 1 Scoring

	0	1	2	3
Credit (F.I.C.O.) Score	<624	625-674 New/No Credit	675-699	700+
Credit Payment History*	3+	2 New/No Credit	1	0 SS/Foreclosure Only
# of Collections*	3+	2 New/No Credit	1	0
Rent to Income Ratio*	40%+	33%-39%	28%-32%	27%-
Late Rent or NSF *	3+ Can't Verify	2	1	0
Average Length of Residency *	<11 Months No History/ Can't Verify	12-18 Months	19-24 Months	25+ Months
Applicant 1 Total Score:				

Applicant 2 Scoring

	0	1	2	3
Credit (F.I.C.O.) Score	<624	625-674 New/No Credit	675-699	700+
Credit Payment History*	3+	2 New/No Credit	1	0 SS/Foreclosure Only
# of Collections*	3+	2 New/No Credit	1	0
Rent to Income Ratio*	40%+	33%-39%	28%-32%	27%-
Late Rent or NSF *	3+ Can't Verify	2	1	0
Average Length of Residency *	<11 Months No History/Can't Verify	12-18 Months	19-24 Months	25+ Months
Applicant 2 Total Score:				



A credit report will be completed on all applicants to verify credit worthiness. Verified credit history will be entered into an application scoring model to determine rental eligibility. Late payments, collections, and charge-offs will be negatively scored. Medical debt and student loans will not be negatively scored. Open bankruptcies within the last 15 years, collection actions or judgments will result in an automatic denial. Evictions in last 5 years is automatic denial and over 5 years is case by case, or automatic 3xs deposit

4. Rental History

Prior rental history will be verified. Applicants name must be on the lease agreement and prior landlord may not be a family member to be counted. Applicants will be automatically denied for the following reasons:

Eviction within the last 5 years. Over 5 years is case by case, or automatic 3xs deposit.

Outstanding debt/judgment to any prior landlord. (Proof of any satisfied judgment will be required.)

5. Income

The combined household income of all applicants must be a minimum of 2.5x the monthly rent. To verify income, we require the following:

Status	Documentation Needed
Employed (currently)	We will need pay stubs for the past 6 current, consecutive weeks. Weekly pay will be multiplied by 52 and divided by 12 to obtain monthly income.
Employed (starting new job)	Signed and dated offer letter on official company letterhead with hourly rate and hours scheduled or annual salary. Must include start date.
Employed (transfer)	If you are staying with your current employer, but transferring to a new location, or continuing to work remotely, we will need a signed transfer/employment letter from your employer. Must include hourly rate/salary and start date.
Self-employed	Personal income tax returns for the past 2 years (We will average your gross annual income over the 2-year period to calculate your average monthly income). If you have not filed your most recent tax returns, please provide 6 months of personal bank statements. Business tax returns and business bank statements will not be accepted. Please redact sensitive information (bank account numbers, social security numbers, etc.).
Retired	Current statement from issuing agency AND Bank statements for the past 3 current, consecutive months.



Social Security, Child Support, Disability, GI Benefits, etc.	Award letter or statement from issuing agency.
Other	Personal bank statements for the past 6 current, consecutive months for: bonuses, tips, or any unsourced deposits. In lieu of monthly income, bank account statements may be provided. A minimum balance of 3X the total rent due for the term of the lease must be provided in order for the applicant to qualify under this method.

6. Criminal History

A criminal background check will be completed for each applicant. The Lease Application will be denied for criminal activity of any applicant that has resulted in a conviction, plea of guilty or plea of no contest within the time period prior to the Lease Application date, as follows:

Offense	Felony	Misdemeanor
Crimes against children	Declined regardless of time	
Sex-related crimes		
Homicide		
Kidnapping		
Drug Sale, manufacture, distribution		
Other crimes against persons, property or animals	10 years	3 years
Financial crimes (bad check, identity theft, fraud)	10 years	3 years
Other drug, prostitution or weapon-related crimes	10 years	3 years
Deferred adjudication or adjudication withheld	5 years after completion of probation/parole or closure	
Pending cases and/or arrest warrants		
Incarceration (due to conviction) release date	5 years	3 years

7. Multiple Applicants

Each person over the age of eighteen (18) is required to submit a separate Lease Application and Application Fee. When there is more than one applicant and/or guarantor(s) in the “applicant group” for a home, each applicant’s credit history will be averaged to determine eligibility. An applicant who is denied due to criminal history, rental history, and/or civil court record will cause the entire applicant group to be denied.

For the purposes of scoring, if more than 2 applicants apply, the two highest scoring applicants will be factored



For the purposes of scoring, if more than 2 applicants apply, top 2 incomes will be factored to qualify our 2.5 x's rental income requirement. If requirement is not met with top 2 incomes and additional applicants are needed to qualify, we will require an additional 1x rental amount

8. Co-signers

Co-signers are required to have a credit score of 740 or better and earn 6x's the rental income in order to be considered.

Conditional Approval Deposit Amounts:

11 – 1.25x Original Deposit

10 – 1.50x Original Deposit

9 – 2x Original Deposit

8 – 2.5x Original Deposit

*Calculated deposit amount is rounded up to the nearest tenth and does not include applicable pet deposit/fees