

## TENANT SCORING SHEET

(to be completed by Property Manager)

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT NAME: \_\_\_\_\_ ADDITIONAL APPLICANTS:  YES  NO

ADDITIONAL APPLICANT NAMES\*:

\_\_\_\_\_  
 \_\_\_\_\_

\*All applications and documents turned in to process family/group application?  YES  NO

Eviction or Money owing for utilities or to previous landlord?  YES  NO (automatic denial if yes)

Felony (Drugs, Violent Crime in last 10 years)  YES  NO (automatic denial if yes)

RATING CATEGORIES:				
Credit Score	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	59 or less	600-649	650-699	700+
Length in Field of Employment	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	0-11 mo.	12-23 mo.	24-35 mo.	36+ mo.
Debt to Income Ratio (with new rent plus other debts)	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	55% or less	50%	45%	40% +
Rental Payment History	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	2+ late or owing to LL or Utilities	2 late in last 24 months	1 late in last 24 months	No late or \$ owing to LL or Utilities
NSF Checks (12 mo. period)	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	3 or more NSF	2 NSF	1 NSF	0 NSF
Length of Residency (Avg. last 5 years)	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	12 mo. or less	13-18 mo.	19-23 mo.	24+ mo.
Annual Salary	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
	\$29,999 or less	\$30,000-\$49,999	\$50,000-\$74,999	\$75,000+
<b>TOTAL SCORE:</b>				

<b>14 +</b>	Approved with security deposit, per advertisement.
<b>14+ w/pet(s)</b>	Conditional approval, subject to owner's approval of pet(s). Increase in Security Deposit per owner.
<b>13-11</b>	Approved with double security deposit. (If there are also pets, subject to owner's approval with additional deposit increase per owner.
<b>10 or less</b>	<b>Application denied.</b> No co-signers or increased deposit will be considered.