



Applicant Rating

(To be completed by RMG)



App(s) Complete _____ Proof of income _____ ID _____ \$40 per app _____

Name of Applicant: _____

Rating Category

Credit (F.I.C.O.) Score	0 <624	1 625-674 New/No Credit	2 675-699	3 700+
Payment History (Excl. Student Loan and Medical)	0 3+ Delinquent	1 2 Delinquent New/No Credit	2 1 Del.	3 0 past due or SS or Forcl. only
# of Collections (Excl. Student Loan and Medical)	0 3+	1 2 Collections or No/ New Credit	2 1 Collection	3 0 Collections
Rent to Income Ratio (Rent/Income)	0 40% +	1 33%-39%	2 28%-32%	3 27%-
Late Rent or NSF (last 24 months or most recent rental reference available)	0 3+ or Can't verify	1 2	2 1	3 0
Average Length of Residency (Military/Job related moves excluded)	0 <11 months or no history	1 12-18 mos.	2 19-24 mos.	3 25 mos. +
Automatic Denial	Eviction	Neg Reference from Landlord	Incomplete Application	Collection or Judgment from Landlord
				Non Discharged BK

*We must be able to verify all rental references. If any applicant is conditionally approved and management receives another application, the other application may be processed and most qualified application approved.

Approved applications have 24 hours to sign lease and pay deposit or we move on to next application.

12 +, no pets=	Approved with minimum security deposit
12+, with pet(s)=	Conditional Approval subject to owner OK (Increased Security Deposit or Pet Rent)
9-11=	Conditionally approved. May be approved with increased security deposit up to the maximum allowed by law or qualified co-signor (If pets, subject to owner approval with increased security deposit.) If we have other applications on file, we will move to those for processing.
8 or less=	Application denied. May consider qualified co-signor.