

**RENTAL APPLICATION VERIFICATION**  
(to be completed by Property Manager)

Name of Applicant: \_\_\_\_\_ Total # of Applicants \_\_\_\_\_

Property Address: \_\_\_\_\_

RATING CATEGORY	0	1	2	3
<b>Length in Field of Employment</b>	0-12 Mos.	12-24 mos.	24-36 mos.	36+ mos.
<b>Rent to Income Ratio</b>	>42%	37-41%	30-36%	<30%
<b>Debt to Income Ratio</b>	>45%	38-44%	30-37%	<30%
<b>Credit (FICO) Score</b>	Below 550	551-625	626-699	700+
<b>Payment History</b>	Utils/Rent	60+ days Late	30-60 days late	<30 days late
<b>NSF Checks</b>	3+	2	1	None
<b>Length of Residency (AVG last 5 years)</b>	12 mos or less	12-18 mos.	18-24 mos.	24+ mos.
<b>Late Rent (last 12 months)</b>	3 + Times	2 Times	1 Time	None
<b>Criminal History</b>	Violent Conv. Last 10 Years	Drug Conviction last 10 years (except pot)	Other conviction or charge	No criminal record
<b>Eviction (Last 5 Years)</b>	Evicted	Filed 2 + times	Filed 1-2 Times	None
<b>Condition of Property</b>	Extensive damage	Mod. Damage / Cleaning	Light Cleaning and repairs	Perfect

# of Pets \_\_\_\_\_ Group Average Score: \_\_\_\_\_ Total Score: \_\_\_\_\_

26+,no pets	78-100%	Approved w/minimum security deposit, equal to one month's rent
26+,with pet(s)	<b>78-100%</b>	Conditional approval, subject to owners OK (Security deposit/Rent increase per pet policy)
21-25	<b>64-77%</b>	Approved with Contingency fee of \$35 per month
16-20	<b>48-63%</b>	Approved with Contingency fee of \$70 per month
Less than 16	0-47%	Application denied

LEASE TERMS: Start Date \_\_\_\_\_ # of Months: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Security Deposit: \_\_\_\_\_

Occupants \_\_\_\_\_ Adults \_\_\_\_\_ Minors \_\_\_\_\_ Pets: YES or NO # of Pets \_\_\_\_\_ Type: \_\_\_\_\_ Pet Rent: \_\_\_\_\_

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