

Rental Criteria for (Property): _____

Please check all appropriate categories below to include them in the rental scorecard recommendation. Multiple rental criteria forms can be set up, for different accounts, if necessary. (Example: "A" Property Scorecard, "B Property Scorecard, etc.)

Income to Rent Ratio

Absolute Fail if Income to Rent fails.

Grade	Minimum needed for each grade	Conditional Reasons
Pass		
Conditional		
Fail		

Sample Criteria:

Pass	3.0: 1	
Conditional	2.5: 1	
Fail	2.0: 1	

Income to Debt Ratio

Absolute Fail if Income to Debt fails.

Grade	Minimum needed for each grade	Conditional Reasons
Pass		
Conditional		
Fail		

Sample Criteria:

Pass	3.0: 1	
Conditional	2.5: 1	
Fail	2.0: 1	

Credit Score

Absolute Fail if Credit Score fails.

If No Credit Score is found? Pass Conditional Fail

Grade	Minimum to receive grade	Conditional Reasons
Pass		
Conditional		
Fail		

Sample Criteria:

Pass	620	
Conditional	600	
Fail	580	

Delinquent Accounts

Absolute Fail if Delinquent Accounts fail.

Consider account delinquent if there has been 1 late payment within (check one):

6 months 1 year 18 months 2 years Currently At any time

Ignore Medical? Yes No Ignore Student Loans? Yes No

Grade Method (check one): By Total Count By Percentage

Grade	Total Count: Max allowed	Percentage: Max allowed	Conditional Reasons
Pass			
Conditional			
Fail			

Sample Criteria:

Pass	1	10%	
Conditional	3	20%	
Fail	4	25%	

Collection & Charge-offs

Absolute Fail if Collection/Charge-offs fail.

Ignore Medical? Yes No Ignore Student Loans? Yes No

Grade Method (check one): By Total Count By Percentage

Grade	Total Count: Max allowed	Percentage: Max allowed	Conditional Reasons
Pass			
Conditional			
Fail			

Sample Criteria:

Pass	0		
Conditional	1		
Fail	3		

Bankruptcy Records

Absolute Fail if bankruptcy reported within _____ years

Conditional Approval if bankruptcy reported within _____ years.

NOTE: _____

Eviction Records

Absolute Fail if eviction records are found within _____ years.

Conditional Approval if eviction records are found within _____ years.

NOTE: _____

AUTHORIZED BY:

Authorized Signature

Date

Print Name

Title