

Rental Application Qualifications

To be completed by Shelter Realty

This is how we will score your application. If you have questions, please ask us.

Name of Applicant :				
Property Address:				
Monthly Rent:				
Rating Category				
Length in Field of Employment	0 points	1 point	2 points	3 points
	0-11 months	12-20 months	21-36 months	37+ months
Rent to Income Ratio (Income combined for all applicants)	0 points	1 point	2 points	3 points
	> 40%	39-33%	28-32%	< 27%
Debt to Income Ratio (New rent + loan payments combined for all applicants)	0 points	1 point	2 points	3 points
	> 55%	50-54%	45-49%	< 45%
Credit Score (FICO)	0 points	1 point	2 points	3 points
	< 600	600-670	671-719	> 719
Payment History	0 points	1 point	2 points	3 points
	Serious delinquencies	2-3 accounts 30-60 days delinquent	1-2 accounts 30 days delinquent	All accounts current
NSF Checks and / or 3/5/7 Day Notices Served	0 points	1 point	2 points	3 points
	> 2	2	1	None
Length of Residency (Average last 5 years)	0 points	1 point	2 points	3 points
	0-11 months	12-20 months	21-36 months	37+ months
Late Rent or Mortgage (Last 12 months)	0 points	1 point	2 points	3 points
	> 2	2	1	None
Breaking a lease? Must provide documentation landlord is letting you out of lease before you can be approved.				
Felony (Drugs, Violent Crime, etc) in the last 10 years?	Yes / No	If yes, application subject to further review on a case-by-case basis.		
Eviction? Owe money to landlord or utility (electric, gas, water, phone, cable, etc) company?	Yes / No	If yes, application declined. No appeal.		
Open Bankruptcy?	Yes / No	If yes, application declined. No appeal.		
More than 3 legal notices served (3 Day / 5 Day / 7 Day / etc) ?	Yes / No	If yes, application declined. No appeal.		
Negative landlord reference?	Yes / No	If yes, application subject to further review on a case-by-case basis.		
False statements or omissions on application?	Yes / No	If yes, application declined. No appeal.		
17+ points with no pet(s)	Application approved with minimum security deposit.			
17+ points with pet(s)	Application conditionally approved, subject to owner approving the pet(s) (Security deposit increases by \$350-500 per pet)			
Less than 17 points	Application declined.			
Application Notes:				
Notified Applicant:				
Adverse Action Letter:				
Please note: In case of multiple applications, the most qualified applicant will be offered the property.				