

## Rental Application Qualifications

**To be completed by Shelter Realty**

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

<b>Name of Applicant :</b>				
<b>Property Address:</b>				
<b>Monthly Rent:</b>				
<b>Rating Category</b>				
<b>Length in Field of Employment</b>	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	0-11 months	12-20 months	21-36 months	37+ months
<b>Rent to Income Ratio</b> (Income combined for all applicants)	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	> 40%	33-39%	28-32%	< 27%
<b>Debt to Income Ratio</b> (New rent + loan payments combined for all applicants)	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	> 55%	50-54%	45-49%	< 45%
<b>Experian FICO Score</b> N/A=0pts	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	< 619	620-679	680-719	> 720
<b>Payment History</b> (Experian) excluding medical/school	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	Serious delinquencies or no payment history	3-4 accounts delinquent	1-2 accounts delinquent	All accounts current
<b>NSF Checks and / or Legal Notices Served</b>	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	> 2	2	1	None
<b>Length of Residency</b> (Average last 5 years)	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	0-11 months	12-20 months	21-36 months	37+ months
<b>On-time rent/mortgage payments</b>	<b>0 points</b>	<b>1 point</b>	<b>2 points</b>	<b>3 points</b>
	> 75%	74-89%	90-99%	100%
<b>Breaking a lease? Must provide documentation landlord is letting you out of lease before you can be approved.</b>				
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.		
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			
Eviction (pre/post Covid) or more than 3 legal notices served ?	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.		
<b>WE DO NOT DO DOUBLE DEPOSITS OR COSIGNERS -SORRY</b>				
<b>17+ points with no pet(s)</b>	Application approved with minimum security deposit.			
<b>17+ points with pet(s)</b>	Application conditionally approved, subject to owner approving the pet(s) (Security deposit increases by \$350-500 per pet)			
<b>Less than 17 points</b>	Application declined.			
<b>Application Notes:</b>				
<b>Notified Applicant:</b>				
<b>Adverse Action Letter:</b>				
<b>Please note:</b> In case of multiple applications, the most qualified applicant will be offered the property.				