

RENTAL APPLICATION SCORING

This page explains how we will score your rental application.

NAME of applicant: _____ Applying with: _____

Property Address: _____

ANTIETAM REALTY staff will complete this chart, based on the information provided by applicant.

| Category | 0 | 1 | 2 | 3 |
|--|---|---|---|-------------------|
| Length of time in field of work | 0-12 months | 1-2 years | 2-3 years | More than 3 years |
| Rent to income ratio | 40% or more | 33-39% | 28-32% | 27% or less |
| Credit (FICO) score | Below 600 | 601-650 | 651-700 | 700+ |
| Negative payment history - collections | Collections in past 12 mo, bankruptcy/foreclosure within past 18 mo | Collections in past 18 mo, bankruptcy/foreclosure within past 24 months | Collections in past 2 years, bankruptcy/foreclosure within past 36 mo | none |
| Criminal | A Misdemeanor within the past year; felony in past 3 years | Misdemeanor 1-2 years ago, felony 3-5 years ago | Misdemeanor > 2 years ago, felony >5 years ago | none |
| Length of residency | 0-12 months | 12-18 months | 18-24 months | 2yrs + |
| Late rent/ mortgage during past year | 3 times + | 2 times | 1 time | never |

Eviction within last five years? Yes No

Explain: _____

Score 15 +, no pets = approved with min. security deposit

Score 15+, with pet(s) = conditional approval per owner; additional deposit for pet(s) is required

Score 11-15 = POSSIBLE approval per owner, with double security deposit and/or co-signer and/or m-m lease

Score less than 11 = NOT APPROVED

ANTIETAM REALTY will start processing your application on the FIRST business day after receipt. **You will have 1 calendar week from this date to provide any information requested/required to determine a score.** If not completed/approved within one week, Antietam Realty has the right to decline applicant. Signature below indicates understanding of this explanation of application scoring and processing.

APPLICANT Signature: _____ Date: _____

Applicant notified: SIGN _____ Date: _____

Letter given, if declined: _____ Date: _____