

RENTAL APPLICATION SCORING

This page explains how we will score your rental application.

NAME of applicant: _____ Applying with: _____
Property Address: _____

JALEX office 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, bankruptcy, foreclosure with past 12 months	Collections, bankruptcy, foreclosure with past 18 months	Collections, bankruptcy, foreclosure with past 2 years	none
Criminal	Any felony in past 2 years	Misdemeanor within past 1 year, felony 2-5 years ago	Any misdemeanor 1-2 years, 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 = approvable with min. security deposit

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

Score less than 11 = NOT APPROVABLE

JALEX 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, JALEX 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: _____