

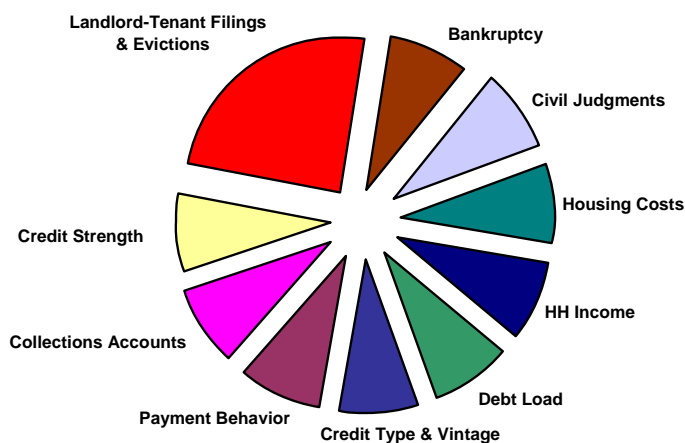
# Rental Scoring & Your Rental Application

Many landlords rely upon “Rental Scores” to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

## ***How is my rental score determined?***

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion-- as factors.



**Debt Load** – The amount of debt currently held by the residents, and the payments required to service that debt.

**Credit type and Vintage** – The duration and type of credit relationships held by the residents.

**Payment Behavior** – Analysis of the timeliness and frequency of payments on outstanding debts or bills.

**Collections Accounts** – Debts that have been turned over to attorneys or collection agency for recovery.

**Credit Strength** – Credit History and amount of tradelines/accounts.

**Landlord-Tenant Court Filings & Evictions** – filings for failure to pay rent and/or judgments from apartment communities.

**Bankruptcy** – bankruptcies filed by the residents.

**Civil Judgments** – Lawsuits (ex: Tax Liens)

**Housing Costs** – Current rent and future rent

**HH Income** – Household income, the combined income of all individuals responsible for the lease.

### ***What factors could negatively impact your score?***

**High debt load** – If your debt load is equal to or higher than your monthly income.

**Credit Type, Vintage & Strength** – Little or no credit.

**Payment behavior** – Late bill payments and not paying down outstanding balances.

**Collection Accounts** – Utility, apartment, and other housing related costs.

**Landlord/Tenant Court Filings & Eviction** – Are the most heavily weighted factors within the scoring model.

**Bankruptcies**

**Civil Judgments**

### ***How is my rental score used?***

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

### ***What can I do to improve my rental score?***

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

### ***Where can I have my score explained?***

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.