APPLICATION APPROVAL WORKSHEET

Address: _____   Agent: _____

Monthly Net Income _____ X 28%= `_____`

    Rent Amount: _____ - `_____` = _____ Difference

Points

                                                    Point Scale

    Income: _____   10-13   Approved

    Credit: _____   6-9 $1000 Security Deposit

Landlord Reference: _____   5   Co-Signer

Total Points: _____   4 or Below Denied

        ☐ **Approved**
        ☐ **Approved with Condition:**
           ☐ $1000 Security Deposit
           ☐ Co-Signer
           ☐ See Notes
        ☐ **Denied**

Notes   _____

        _____

        _____

    By _____   Date _____

Income:
  6- Rent Amount is ≤ 28% of net monthly income
  5- Rent amount is $1-25 more than 28% of net monthly income
  4- Rent Amount is $26-50 more than 28% of net monthly income
  2- Rent Amount is $51-75 more than 28% of net monthly income
  1- Rent Amount is $76-100 more than 28% of net monthly income
  0- Ren Amount is > $100 of 28% of net monthly income

* May receive 2 points additional for 18 months at the same employer

Credit* (General Guideline)
7- None or Excellent (All R1 and No judgements or bankruptcies)
5- Good (No judgements or bankruptcies, any rating below R1 is over a year old)
3- Fair (Any judgements, bankruptcies, or ratings below an R1 are more than
        a year old and there are R1 since bad marks)
0- Bad (any judgements, bankruptcies, profit & loss, delinquent accounts,
        or collection accounts that have

Landlord Reference: **
3- Excellent
1 - Satisfactory (Late rent rare, no NSF checks or other problems)
Decline- Poor (Consistently late, history of NSF's damage to property
        or landlord would not re-rent, and evictoins)

* A prospective resident has the
opportunity to explain, in writing,
any circumstances regarding their
credit that may affect their applicatoin

** A landlord reference must be done as
a condition of approval (If necessary)

*** Any unpaid utility must be paid
as a condition of approval.
Verification must be submitted

**** May receive 1 additional point for prior address
length 18 or more months. You will receive 0
additional points for 1 year or less