

ALHIPODLAND REALTY LLC TENANT QUALIFICATION WORKSHEET

Applicant: _____
Property Address: _____
Application Date: _____ **Today's Date:** _____

Total Score:
0

ID Matches Application Info (Current)	Yes:		5	
	No:		Rejected	STOP
Income Documents Provided/Matched	Yes:		5	
	No:		Rejected	STOP
Aggressive/Rude Behavior:	Yes:		Rejected	STOP

Application Process:

Attached/Emailed copy of ID to application (DL and SS Card)	Yes:		5	
	No:		0	
Application completed without areas left blank:	Yes:		5	
	No:		0	
Paid Application Fee:	Yes:		5	
	No:		Rejected	STOP

Credit, Criminal, Employment

Credit History: Scores below 540 - REJECT	Score 700+:		15	
	650-699:		10	
	600-649:		5	
	550-599:		0	
	Bankruptcy Over 4 years:		-10	
	Accept Medical & Student Loan Collections or FICO 540		-7	
DTI Ratio Scores	Under 35%		5	
	36% to 49%		0	
	50%+		Rejected	STOP
Criminal Report *Criminal History as shown on website <i>Criminal History UNDER 10 Yrs or Sex Offender- Reject</i>	No criminal history:		5	
	Criminal History*:		0	
	Sex Offender:		Rejected	STOP
VERIFIED CURRENT Montly Income 90 Days of Current Pay Stubs, OR Self Employed: 2 yrs of most recent tax returns, OR Current Year SSI Letters, VA Benefits Letter, Pension Letter	Substantially higher		3	
	0.28%		7	
	3x:		0	
	2x or less:		Rejected	STOP
Verified Employer:	Yes:		5	
	No:		Rejected	STOP
VERIFIED CURRENT COMPANY STATUS Stable Employment/Income: <i>Consider same career path, not just current position</i>	3+ yrs:		5	
	1-3 yrs:		3	
	0-1 yrs:		0	

Landlord Veffication

Landlord Verification <i>No Verified Residential Rental History</i>	Not obtained		0	
	No Verified History		-5	
Prior Evictions or Landlord Lawsuits Less Than 4 Years Old	No:		10	
	Yes:		Rejected	STOP
Length of Residency:	3+ yrs:		10	
	1-3 yrs:		5	
	1 yr:		3	
	>1 yr:		-5	
Lost security deposit?	No:		5	
	Partially		0	
	Yes, Completely		Rejected	STOP
Broke their lease?	No:		5	
	Worked with Landlord		0	
	Yes:		Rejected	STOP
# of Late or NSF Payments	None		5	
	One		0	
	2 or more		-5	
Landlord Verification:	# of Lease Violations: None		5	
	Positive Landlord Review		5	
	1 Lease Violation		-5	
	2 Lease Violations		-10	
	3+ Lease Violations		Rejected	STOP

Total Score:
0

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Comments:

Score: Individual _____

Combined Score: _____

Score: Individual _____

Score: Individual _____

Score: Individual _____

Final Group Score:

80-100	Approved, deposit equal to 1x the rent
75-79	Approved, deposit equal to 1.5x the rent
70-74	Approved, deposit equal to 2x the rent
< 70	Application denied, send notice
Foreign Nat'l's	Foreign Nationals always 3x the rent amount

Screened by: _____

Date: _____

Applicant Notification: _____

Build Folder Date: _____