



1220 Melody Lane #140
 Roseville, CA 95678
 Phone: (916)781-6858
 Fax: (916)781-8082

Proposed Tenant: _____
 Property Address: _____

Screening Criteria Point System

<u>INCOME</u>	<u>POINTS</u>
Income is 2.25x-2.74x rent	0
Income is 2.75x-2.9x rent	1
Income is 2.9x rent or greater	2
<i>**If amount is net, no taxes taken out, multiply by 1.5 to get Equivalent gross income**</i>	
<i>Income less than 2.25x rent is automatic disqualification</i>	
Length of source of income is 6 months or less	0
Numerous lapses in employment	0
Employment or source of income is 6 months-1 year, or is Temporary or subject to change (disability, unemployment, AFDC, food stamps, SSI for minor children)	1
Employment or source of income is 1 year or greater (wages, retirement, SSI, SSDI or other permanent income)	2
Savings account is \$2,000 or less*	0
Savings account is \$2,000—\$5,000*	1
Savings account is \$5,000 or greater*	2
<i>*Verify with Bank or obtain copy of current bank statement</i>	
TOTAL INCOME POINTS (min. 2)	_____
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<u>RENTAL HISTORY</u>	<u>POINTS</u>
Bad	0
None (living family or friends)	1
Good or most recent living situation was home ownership	2
TOTAL RENTAL HISTORY POINTS (min. 1)	_____
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<u>CREDIT</u>	<u>POINTS</u>
Contains an R-5 or worse, or has unpaid collection (s) or judgement	0
No credit, closed bankruptcy over 1 yr old, paid collection or judgement or written proof from credit agency of payment	1
All R-4 or better	2
TOTAL CREDIT POINTS (min. 1)	_____
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TOTAL POINTS (min. 4)	_____

Tenant must meet minimum points in each category to qualify. (Applicant with 0 in credit may qualify, with property manager approval, if applicant had 5 points combined in income and rental history, amount, amount of bad credit is minimal, with recent history of good credit.)

****if trying to qualify for Rent Special, you must meet a requirement of a 6 point minimum****

Automatic disqualifications:

*Previous eviction (last 10 years)

*Poor rental history

*Income less than 2.25x rent

*open bankruptcy

*Bankruptcy closed 6 mths or less (period to which it can be reopened)