

Commercial Application Criteria

	<u>Qualifying Criteria</u>	<u>Conditionally Qualified</u>	<u>Condition to approve</u>	<u>Not Qualified</u>	<u>Approved / Denied</u>
1.	Complete Application & Fee Paid:			Incomplete or falsified application or application fee not paid in full.	
2a.	Credit Score: of at least 650	a. Credit score of 649 – 550 or No Credit b. Credit score below 549	a. Cosigner or Double Deposit b. Cosigner AND Double Deposit	An outstanding balance greater than \$1000.00 or any current delinquency of 90 days or more	
2b	No Bankruptcy: in the past 7 years	Bankruptcy within past 7 years	Cosigner AND Double Deposit		
3.	Criminal History: No conviction of a violent or sexual crime or any felony.			Conviction of a violent or sexual crime or felony depending on the nature of the offence	
4a	Rental History: Good verifiable rental history.			Poor Rental History / Prior Landlord would not rent again.	
4b	Rent Payment History: No payments 5 or more days late.	1 or 2 late payments in 1 year that were 5 or more days late.	Cosigner or Double Deposit	3 or more late payments in 1 year that were 5 or more days late.	
4c	Lease Violations: No Lease Violations.	One Lease Violation.	Double Deposit	a. More than 1 Violation for Unauthorized Pet or Tenant or for Smoking. b. 3 Violations of any type during one lease term. c. Hostility toward landlord.	
4d	Monetary Damages: Less than \$500 from security deposit & No unpaid balances to landlords.	Security deposit deductions of \$500 or more (no unpaid balances to landlord)	Cosigner or Double Deposit	Unpaid balance owed to landlord	
4e	Eviction: No past or current Eviction			Past or current eviction	
5.	Income: of at least 3 times the rental amount.	a. Income less than 3 times rental amount. b. Liquid assets equal or greater than 1 year of rent.	a. Cosigner b. Double Deposit		
6	Personal Finances: no bounced checks or overdrafts	One bounced check or overdraft	Cosigner or Double Deposit	More than 2 bounced check or overdraft on more than 1 date in a month.	
7.	Supporting Documentation: Provide: a. Most recent checking and savings bank account statements with full name printed. b. Most recent full months pay stub, or if self employed, most recent tax return c. Valid vehicle registration. d. Legible copy of government issued ID.	a. No bankaccount b. Not employed c. Nocar	a. Cosigner b. Cosigner c. 2 nd form of ID (Costco, student etc)	d. No government issued ID	