



Phelps Realty, L.L.C.



CREDIT SCORE

NET INCOME RATIO	>750	700 to 750	650 to 700	600 to 650	550 to 600	500 to 550	below 500
<2.5	<u>Rental History</u> Excellent = 1.5 Deposit Good = 2.0 Deposit Fair = Decline Poor = Decline	<u>Rental History</u> Excellent = 1.5 Deposit Good = 2.0 Deposit Fair = Decline Poor = Decline	Decline	Decline	Decline	Decline	Decline
2.5 to 3	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.5 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	Decline	Decline	Decline
3 to 3.5	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.5 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.0 Deposit Fair = 2.5 Deposit Poor = Decline	Decline	Decline
3.5 to 4	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.5 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.0 Deposit Fair = 2.5 Deposit Poor = Decline	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.5 Deposit Fair = Decline Poor = Decline	Decline
4 to 5	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.5 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.0 Deposit Fair = 2.5 Deposit Poor = Decline	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.5 Deposit Fair = Decline Poor = Decline	<u>Rental History</u> Excellent = 3.0 Deposit Good = 3.5 Deposit Fair = Decline Poor = Decline
>5	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.0 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.0 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 1.5 Deposit Good = 1.5 Deposit Fair = 2.0 Deposit Poor = 3.0 Deposit	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.0 Deposit Fair = 2.5 Deposit Poor = Decline	<u>Rental History</u> Excellent = 2.0 Deposit Good = 2.5 Deposit Fair = Decline Poor = Decline	<u>Rental History</u> Excellent = 3.0 Deposit Good = 3.5 Deposit Fair = Decline Poor = Decline

If there are multiple applications, the application with the highest income & credit score will be selected

Rental History Standards	Excellent	Good	Fair	Poor
	No late payments; No NSF; No Evictions	Up to two Late Payments in a rolling 12 month period; 0 NSF; No Evictions	Up to three Late Payments in a rolling 12 month period; up to 1 NSF; 1 Eviction within the last three years	Late four or more times; two or more NSF; One or more Eviction(s) within the last three years

ADDITIONAL INFORMATION

- *Income is based on all parties over 18; all adults over 18 must apply and provide valid ID, SS Card, and Verifiable Income.
- *All adults over 18 must be financially responsible on the lease, if approved.
- *If applicant is self-employed, the last two tax returns will be required.
- *If applicant is direct from a Foreclosure, or Short Sale, deposit will be at minimum double, and could be more based on the credit report.
- *Excessive Utility Collections may cause declination.
- *Violent Felonies and/or Sex Offenders will automatically be denied.
- Pets:
- *We do not restrict pets on breed, or type, but have a limit of 2 pets per property.
- *All pets may have a Recorded Pet Interview with someone from our company to ensure they are not aggressive.
- *Pet Deposit is \$500/Pet > 16 lbs, \$250 smaller . Pet Rent is \$25/Pet/Month

