



# Rental Scoring & Your Rental Application

## Understanding Your SafeRent Solutions Rental Score

Rental scoring allows landlords and property management companies to manage financial risk involved in leasing an apartment or unit. The rental scoring process provides an objective and consistent review of relevant applicant information allowing for real-time approvals or denials of rental applications.

### How is My Rental Score Determined?

Your SafeRent Solutions rental score results from a mathematical analysis of information found in your consumer credit report, application, and previous rental history. The consumer credit report may include payment history, number and type of accounts, collection activity, outstanding debt, and inquiries. In addition, the rental scoring process may consider information such as income to rent ratio, previous eviction and alternative credit records. **Note that your rental score does not include or otherwise reflect any criminal records.** The rental score represents an estimated risk level as compared to other applicants. Rental scores, much like credit scores, represent a range of numbers. The higher the number the lower the risk level, and conversely, the lower the number the higher the risk. Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information.

### How is My Rental Score Used?

Landlords and property management companies use the rental score and consumer report to evaluate your application.



They set the minimum score requirements for application approvals based on the level of risk each is willing to accept. Because each landlord or property management company sets their own risk levels, your rental score may result in an approval with one property and a denial with another.



### What Factors Can Negatively Impact My Ability to be Approved?

- ▶ **Credit history, quality and quantity** – credit score of overall credit history and ability to pay
- ▶ **High debt load** – if your debt load is equal to or higher than your monthly income
- ▶ **Payment behavior** – late bill payments and not paying down outstanding balances
- ▶ **Collection accounts** – utility, apartment, and other housing related collections; excludes medical debt
- ▶ **Bankruptcies** – whether bankruptcy has been discharged, was debt reduced and is behavior improved
- ▶ **Housing Court Data** – evictions for failure to pay rent and/or other judgments in favor of apartment communities; debt owed to current or previous landlord/property management company
- ▶ **Consumer alternative credit** – payday loans, rental purchase stores, alternative credit auto loans, etc.
- ▶ **Criminal records** – a list of previous reportable criminal convictions. Note that while criminal records are not reflected in the rental score itself, they may impact the landlord's or property management company's decision.

### Who Do I Contact If I Have Questions?

If your application is declined, your application did not meet the landlord or property management company's minimum score requirement.

You have the right to request a free copy of your consumer report within 60 days after receipt of an adverse action letter. If you would like to request a free copy of your consumer report or dispute any information on your consumer report that you believe is inaccurate, you may contact us directly at the number or address listed below. While SafeRent Solutions does not make the application decisions, we would be happy to review and/or provide a copy of your reports.

SafeRent Solutions may be reached at **P.O Box 3890 Coppell, TX 75019, ATTN: Consumer Support Department**, or by calling toll-free **888.333.2413**

