



VantageScore 4.0 & Your Rental Application

Understanding Your VantageScore 4.0

VantageScore 4.0 was established in 2006 by the three main credit reporting agencies Experian, TransUnion, and Equifax. The score was developed to provide an objective and consistent review of relevant applicant information and allows landlords and property management companies to manage financial risk involved in evaluating rental applications. SafeRent Solutions does not own or manage VantageScore 4.0.

If you would like to request a free copy of your VantageScore, please visit www.vantagescore.com. Please be aware that SafeRent Solutions uses VantageScore 4.0 version, and your score can vary depending on the credit bureau used or if any updates are made to your credit report from the time you requested your score. For more information on VantageScore reason codes, please visit www.reasoncode.org.

How is My VantageScore 4.0 Determined?

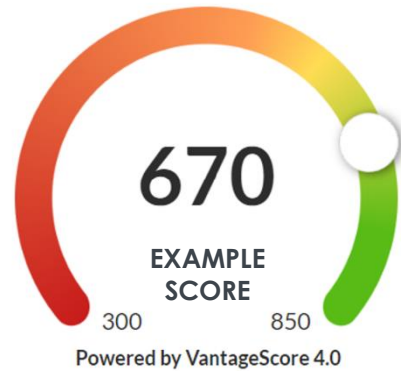
Your VantageScore 4.0 results from a mathematical analysis of information found in your consumer credit report. The consumer credit report may include payment history, total credit usage, credit mix and experience, new accounts opened, and balances and available credit. **Note that your VantageScore 4.0 does not include or otherwise reflect any criminal records, housing court data civil records, rent-to-income ratio, consumer alternative credit, or additional property management criteria, however, these may still impact the landlord's or property management company's decision.** VantageScore 4.0 represents an estimated risk level to understand the likelihood that someone will fulfill their lease obligations. VantageScore 4.0, much like credit scores, represent a range of numbers from 300 to 850. The higher the number the lower the risk level, and conversely, the lower the number the higher the risk. Because your VantageScore 4.0 is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information.

How is My VantageScore 4.0 Used?

Landlords and property management companies use the VantageScore 4.0 and consumer report to evaluate your application.



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



What Factors Can Impact My VantageScore 4.0?

- ▶ **Payment history, quality and quantity (41%)** – repayment behavior (satisfactory, delinquency, derogatory)
- ▶ **Total Credit Usage (20%)** – proportion of credit amount used/owed on accounts
- ▶ **Credit Mix and Experience (20%)** – length of credit history and types of credit
- ▶ **New Accounts Opened (11%)** – number of recently opened credit accounts and credit inquiries
- ▶ **Balances and Available Credit (2%)** – Total amount of recently reported balances (current and delinquent) and amount of credit available

What Additional Factors Can Negatively Impact My Application?

- ▶ **Bankruptcies** – status of the filing, had debt been discharged, has performance improved
- ▶ **Collection or Charge Off Accounts** – debt owed to a creditor that has been sold to a collection agency to recover the balance owed or when a creditor writes off a loan as a loss
- ▶ **Utility Debt** – debt associated with basic household costs such as gas, water, internet, cable, or phone services
- ▶ **Consumer alternative credit** – payday loans, rental purchase stores, alternative credit auto loans, etc.
- ▶ **Rent-to-Income Ratio** – ratio used to determine the percentage of a tenant's gross monthly income that would be applied towards rent
- ▶ **Housing Court Data** – evictions for failure to pay rent and/or other judgments in favor of Landlord/Plaintiff; debt owed to current or previous landlord/property management company
- ▶ **Criminal records** – a list of reportable criminal records that resulted in a conviction

Who Do I Contact If I Have Questions?

Please note that SafeRent Solutions does not make the decision to approve or decline your application. If your application is declined, your application did not meet the landlord or property management company's minimum requirements.

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 our contact information listed below.

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