



Prospective Tenant Criteria

Prospective Property Address _____

Tenant (s) Name _____

Please use the following point scale to determine your eligibility as well as security deposit required.

	Points Per Criteria			Points
	1	2	3	
Gross Income to Rent Ratio	2.5	3.0	3.5+	
Length of Employment (years)	1	2	3+	
Credit Score	600	650	700+	
DTI (Debt to Income Ratio)	75%	60%	50%	
Length at Last Residence (years)	1	2	3+	
Scale:	Total			
15+ points	No Additional Security Deposit			
10-14 points	1.5 times Security Deposit			
5-9 points	2 times Security Deposit			
Below 5 points	Denied			
Other Reasons for Denial:	Gross Income to Rent Ratio is less than 2.5, previous evictions, owing money to previous landlord			

Gross Income to Rent Ratio: is your current monthly gross income divided by the prospective property rent.

Debt to Income Ratio: is the prospective property rent plus your current monthly recurring debt payments (credit card, car loan, student loan, medical bills, etc.) divided by your monthly gross income.

APPROVED: DENIED: NOTES: _____

Property Manager Signature

Date

Large Vision Property Management

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