

Rental Application Screening Score  
Completed by Bluewater Property Management, LLC

Name of Applicant(s):

Property Address:

Monthly Rent:

| Rating Category                                                                                                                                                                                                                                                                                         | 0 points                                                     | 1 point                                                                                                              | 2 points          | 3 points             | Score |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|-------|
| Each category is the average of all applicants, except income, which is total income for all applicants.                                                                                                                                                                                                |                                                              |                                                                                                                      |                   |                      |       |
| Credit Score (FICO)                                                                                                                                                                                                                                                                                     | <575                                                         | 575-625                                                                                                              | 625-675           | >675                 |       |
| Personal Income to Rent Ratio (pre-tax is top line and post-tax is bottom line)                                                                                                                                                                                                                         | <2.75xs                                                      | 2.75xs-2.9xs                                                                                                         | 2.9xs-3xs         | 3xs                  |       |
|                                                                                                                                                                                                                                                                                                         | <2.25xs                                                      | 2.25xs-2.50xs                                                                                                        | 2.50xs-2.75xs     | 2.75xs               |       |
| Legnth of Time in Employment Field                                                                                                                                                                                                                                                                      | <1 month                                                     | 12-24 months                                                                                                         | 24-36 months      | >36 months           |       |
| Payment History Rent/Mortgage (12 months)                                                                                                                                                                                                                                                               | >2 late payments, no history or using a rent payment service | 2 late payments                                                                                                      | 1 late payments   | no late payments     |       |
| Payment History Credit Report (current payment history)*, **                                                                                                                                                                                                                                            | >2 accounts late                                             | 2 accounts late                                                                                                      | 1 account late    | all accounts current |       |
| Payment History Credit Report (payment history 2 years, excludes current)*, ***                                                                                                                                                                                                                         | >7 late payments                                             | 5-6 late payments                                                                                                    | 3-4 late payments | 1-2 late payments    |       |
| Payment History Credit Report (judgments)*, ***                                                                                                                                                                                                                                                         | >2 judgments                                                 | 2 judgements                                                                                                         | 1 judgment        | none                 |       |
| Length of Current Residency                                                                                                                                                                                                                                                                             | lives with family                                            | <13 months                                                                                                           | 13-24 months      | >25 months           |       |
| Eviction/Foreclosure History (last 3 years)                                                                                                                                                                                                                                                             | evicted/foreclosed or >3 filings                             | 2-3 filings                                                                                                          | 1 filing          | no filings           |       |
| Criminal History (past years)****                                                                                                                                                                                                                                                                       | violent/property damage conviction                           | multiple convictions                                                                                                 | 1 convictions     | no conviction        |       |
| *Credit report payment history excludes medical debt and student loans.                                                                                                                                                                                                                                 |                                                              |                                                                                                                      |                   |                      |       |
| **Any current past due account is automatically Level 3 Status if the application is approved, regardless of Screening Score.                                                                                                                                                                           |                                                              |                                                                                                                      |                   |                      |       |
| *** Excludes judgments and past due amounts to landlords, property management companies or utility companies, see below.                                                                                                                                                                                |                                                              |                                                                                                                      |                   |                      |       |
| **** Sex offender registry, terrorist watch list, sexual predator, child endangerment or exploitation, domestic violence, drug manufacturing, arson bomb making or other felony may result in application declination regardless of Screening Score, subject to further review on a case-by-case basis. |                                                              |                                                                                                                      |                   |                      |       |
| Negative landlord reference.                                                                                                                                                                                                                                                                            | Yes / No                                                     | If yes, the application is subject to further review on a case-by-case basis with potential application declination. |                   |                      |       |
| Owe money to landlord or utility (elecricity, water, sewer, etc) company?                                                                                                                                                                                                                               | Yes / No                                                     | If yes, the application is denied if proof of payoff is not provided.                                                |                   |                      |       |
| Open bankruptcy.                                                                                                                                                                                                                                                                                        | Yes / No                                                     | If yes, the application is denied                                                                                    |                   |                      |       |
| False statements or omissions on application(s)?                                                                                                                                                                                                                                                        | Yes / No                                                     | If yes, the application is denied                                                                                    |                   |                      |       |
| Did applicant(s) make discriminatory or rude comments or act aggressively?                                                                                                                                                                                                                              | Yes / No                                                     | If yes, the application is denied                                                                                    |                   |                      |       |

Approval Level

Level 1 Status: 24-30

Leve1 2 Status: 20-23

Leven 3 Status: 16-19

Leven 4 Status: <16

Standard security deposit equals one month's rent

Application approved with standard security deposit

Application approved with standard security deposit plus \$40 Risk Contingency Fee

Application approved with standard security deposit plus \$80 Risk Contingency Fee

Application is declined