



Rental Scoring & Your Rental Application

RENTAL
PROPERTY
SOLUTIONS

Rental scoring allows landlords and property management companies to assess and 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 CoreLogic® Rental Property Solutions, LLC (CLRPS) 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 subprime credit records. The rental score represents an estimated risk level as compared to other applicants with similar consumer information. 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 consumer report to evaluate your application. The property sets 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. Whenever submitting an application to a property, you may want to discuss the minimum score requirements with the property management company prior to completing the application.



What factors can negatively impact my score?

- ▶ **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
- ▶ **Landlord/Tenant** – court filings or eviction for failure to pay rent and/or other judgments from apartment communities; debt owed to current or previous landlord/property management company
- ▶ **Consumer subprime credit** – payday loans, rental purchase stores, subprime auto loans, etc.

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, and you should refer to them if you need additional information.

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 or dispute any information on the consumer report that you believe is inaccurate, you may contact us directly at the number or address listed below. **CoreLogic Rental Property Solutions, LLC will not be able to provide you with the property's reason for the decline, except to say that you did not meet the property's minimum requirements.**

CoreLogic Rental Property Solutions, LLC may be reached at P.O. BOX 509124 San Diego, CA 92150, ATTN: Consumer Relations Department, or by calling us toll-free at 888.333.2413.

corelogic.com