

Company Name (Code): The Management Group (TMG)	
Last Revision Date:	7-12-17

Screening Policy, Credit Policy:	TMG01, 666	Credit Product
Applies to:	Applicants	RiskScore

RESIDENT SCREENING CRITERIA

WORKFLOW

1. Run Credit, Premium National Criminal, Premium National Civil Court, Rent Bureau, and OFAC Automatically
2. Screening Is Complete
3. N/A

RISKSCORE

Credit Risk	Result
650-850	Accept W/ Normal Deposit
600-649	Total Deposit Equal to \$400
575-599	Total Deposit Equal to \$500
500-574	Total Deposit Equal to 1 Month Rent
300-499	Reject

No RiskScore Available	Total Deposit Equal to 1 Month Rent
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INCOME CRITERIA

Rent-to-Income Ratio	Result
Ratio less than 33%	Accept W/ Normal Deposit
Ratio more than 33%	Guarantor Required
N/A	N/A

EMPLOYMENT/ RESIDENCY CRITERIA

Length of History	Employment	Residency	Result
	N/A	N/A	N/A
	N/A	N/A	N/A
	-	No Residency History	N/A
	A Negative History	A Negative History	N/A

APARTMENT COMMUNITY FILTER

Scoring Criteria	
Sum of Balances in last 60 months exceeding \$1.00	Decline
N/A	N/A

UTILITY RELATED COLLECTIONS OR JUDGMENTS

Scoring Criteria	Scoring Criteria
N/A	N/A
N/A	N/A
Exclude from Scoring	N/A

NOVA INTERNATIONAL CREDIT

Minimum Score	New Result
N/A	N/A

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CRIMINAL SCORING POLICY	
Product:	Premium National Criminal
Activation Date:	6-15-17
Revision Date	N/A

NATIONAL SEX OFFENDER REGISTRY RECORDS	
National Sex Offender Record Found	Decline

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CRIMINAL RECORDS						
Offenses	Felony (Years)	Pending Felony (1 Year)	Misdemeanor (Years)	Pending Misd (1 Year)	Patterns of Misdemeanor	Return Records
1) Alcohol Related	10	X	0			Always
2) Arson	10	X	5	X		
3a) Assault and Battery I	Any	X	5	X		
3b) Assault and Battery II	Any	X	5	X		
4) Bad Checks	5	X	5	X		
5a) Burglary I	10	X	5	X		
5b) Burglary II	10	X	5	X		
6) Crimes Against Animals	7	X	3	X		
7) Crimes Against Children	Any	X	5	X		
8) Crimes Against Gov't	25	X	5	X		
9) Cyber Crimes	7	X	5	X		
10) Destruction of Property	10	X	5	X		
11) Disturbance of Peace	10	X	5	X		
12) Domestic Crimes	Any	X	5	X		
13a) Drug Offenses I	0		0			
13b) Drug Offenses II	0		0			
14a) Drug Offenses III	7	X	0			
14b) Drug Offenses IV	7	X	0			
14c) Drug Offenses V	7	X	0			
14d) Drug Offenses VI	7	X	0			
14e) Drug Offenses VII	7	X	0			
15) Embezzlement	7	X	0			
16a) Fraud I	10	X	5	X		
16b) Fraud II	10	X	5	X		
17) Gambling	10	X	0			
18) Harassment	Any	X	5	X		
19a) Homicide I	Any	X	5	X		
19b) Homicide II	Any	X	5	X		
19c) Homicide III	Any	X	5	X		
19d) Homicide IV	Any	X	5	X		
20a) Kidnapping I	Any	X	5	X		
20b) Kidnapping II	Any	X	5	X		
21) Organized Crime	10	X	5	X		
22) OUI, OVI, DWI	10	X	0			
23) Petit Theft	7	X	0			
24) Purposely Obstructs the Law	10	X	5	X		
25) Robbery	Any	X	5	X		
26) Sex Crimes - Other	Any	X	5	X		
27a) Sex Crimes Against a Person	Any	X	5	X		
27b) Sex Crimes Against a Child	Any	X	5	X		
28) Theft/Larceny	7	X	0			
29) Traffic Violations	0		-		-	
30) Trespassing	7	X	0			
31a) Weapons Related I	7	X	0			
31b) Weapons Related II	7	X	0			
32) Incarceration (Due to Conviction) Release Date	0		0	-	-	
33) Any Offense Not Listed	Any	X	10	X		

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HOUSING CRITERIA					
RENTAL HISTORY					
Rental History	Problem Type	Quantity	Timeframe (Months)	Minimum Value	Result
	Late Payments	N/A	N/A	-	N/A
	NSFs	N/A	N/A	-	N/A
	Outstanding Balances	1	60	-	Decline
	Write-Offs	-	60	\$100.00	Decline
	Collections	-	60	\$1.00	Decline

CIVIL COURT RECORDS					
Civil Court Records	Problem Type	Quantity	Timeframe	Minimum Value	Result
	Filings / Unlawful Detainers	2	1 Year	-	Decline
	Monetary Judgment	1	5 Years	\$1	Decline
	Possession / Forcible Detainers	1	3 Years	-	Decline
Dispute Exception	N/A				

REEVALUATION INSTRUCTIONS	
Apartment Communities- applicants that have a collection, judgment or outstanding balance against them from a previous apartment community are Rejected. If, however, previous judgment or outstanding balance has been satisfied applicant can be reevaluated.	
N/A	

GROUP SCORING INSTRUCTIONS	
Take the Highest score and apply it to the group. Denials due to Criminal, civil, and rental history will cause an automatic group denial	

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SPECIAL INSTRUCTIONS	
Unreliable Risk Score	YRS Rescore of Application using Policy TMG04 and Vax 1367
N/A	N/A
N/A	N/A
N/A	N/A

CORPORATE APPLICATION SCORING CRITERIA	
INTELLIScore	RESULT
N/A	N/A
N/A	N/A
N/A	N/A
Notes	N/A

DISCLAIMER
RENTGROW REPORTS INFORMATION ABOUT APPLICANTS IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW. HOWEVER, OTHER FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS MAY APPLY TO YOUR USE OF THIS INFORMATION. IN SETTING UP YOUR SCREENING POLICY AND WHEN MAKING RENTAL DECISIONS, INCLUDING DECISIONS BASED IN WHOLE OR IN PART ON INFORMATION PROVIDED BY RENTGROW, IT IS YOUR SOLE RESPONSIBILITY TO UNDERSTAND AND ABIDE BY ALL SUCH LAWS AND REGULATIONS.

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