

# DEFAULT MILESTONE PROPERTIES CRITERIA

Normal Applications	Importance
<b><i>Ability to Pay Rent</i></b>	
Minimum monthly gross income-to-rent ratio = 2.5 <small>Assets may not contribute to the qualifying income</small>	Pass/Fail
<b><i>Credit History</i></b>	
No Credit	Not Considered
Foreclosures	Not Considered
Utility Collections	Not Considered
Property Collections: Any Unpaid ever	Pass/Fail
Bankruptcy permitted: If cleared	Pass/Fail
Recommendation for Auto Criteria: Maybe	
<b><i>Residency History</i></b>	
Landlord Tenant Court Records: Any number ever	Pass/Fail
<b><i>Criminal History</i></b>	
May not be a registered sex offender	Pass/Fail

The credit decision settings above are configured by the property manager.

## Normal Applications

Score	Recommendation	Explanation
1 - 449	Decline	Fails to meet the credit decision settings above.
450 - 600	Maybe	
601 - 1000	Accept	Meets or exceeds credit decision settings above.

## Guarantors

Score	Recommendation	Explanation
1 - 600	Decline	Fails to meet the credit decision settings above.
601 - 1000	Accept	Meets or exceeds credit decision settings above.