



Oz Accommodation's Application Screening Process

Thank you for your interest in applying for one of our rental homes! We will work diligently to process your application quickly, usually within 24 hours. We use a tenant analytical scoring model which has been developed to eliminate subjective decision-making from the process of screening applications. The scoring model uses a scoring range of 0-220 and is compiled from information submitted by the tenant via this application. The application data is confirmed and verified with documented information required of the tenant, along with information provided by employers, previous landlords, credit bureaus, and public criminal records. Data is tabulated based on results from years of employment, income to rent ratios, credit history, past tenant history, evictions, foreclosures, bankruptcies, and criminal background. The outcomes of these categories create numeric values that are totaled for a tenant score which must exceed the demographic score value for acceptance. If multiple tenants are in contention for the same property then the tenant with the higher score prevails. **Misrepresentation or inconsistency in application or supporting information will result in an automatic denial of your application.**

- **Every occupant 18 years of age or older MUST fill out a separate application (even if married) and pay the application fee.**

Below are the items that Oz Accommodations will check when we screen an application.

A. Credit History.

The following will result in an automatic denial: (1) a bankruptcy not closed a minimum of 12 months from the date of your application; (2) a foreclosure within the past 2 years; (3) a negative credit history after bankruptcy; or (4) over 5 current negative credit accounts. We do check your overall credit, but we do not go by credit scores. Medical bills and student loans are not included. If you are in a bad credit situation then a co-signer with good credit who also scores strongly in all other areas may apply with you. The co-signer's credit score needs to be a minimum of 740, and his/her income needs to be at least 1 time the amount of his/her monthly rent plus 3 times the amount of the rent for the home for which you are applying.

B. Rental History.

We will contact your current and prior landlords to verify: (1) your rental payment history, (2) your history of taking care of the rental unit, (3) your relationship with your prior landlords and other tenants, and (4) your history of following their rules and regulations. A prior eviction filed within the last 4 years or unpaid rent or mortgage or negative landlord reference or any misrepresentation will result in an automatic denial. Applicants with evictions over 4 years that have been paid in full along with an excellent rental history since then and excellent scores in all other areas will be considered. Applicants who have outstanding mortgage payments past due will be denied, as this is considered a negative mortgage history.

C. Income History.

We will verify your employment history with your current employer. If you have been a full-time college student during the 2-yr. period, the requirement for consistent job history will be waived with proof of schooling. (Financial Aid Award Letters may serve as proof of schooling.) We require at least 2.5 times the amount of rent as a minimum gross income. This amount can include all applicants' income. All income must be verifiable and taxed. If you own your own business then you must provide tax statements and current year-to-date Profit and Loss Statement. If the income is from social security, SSI, AFDC, retirement, student loans or child support then you must provide proof of benefits. Providing strong employment history for at least 4 years will increase your applicant score.

D. Criminal History.

We will complete a Criminal History check. A prior felony that has not been discharged a minimum of 20 years prior to the date of your application will result in an automatic denial.

Please also review our Pet Policy before applying if a pet will be living in the home with you.