

Dear Applicant(s):

We actively seek good residents to make their homes with us, and we strive to provide the best service possible while they live in our community. To help accomplish this goal, we use the third-party rental application screening provider, “SafeRent.”

Once your rental application is submitted, we will process it using SafeRent to determine your “rental score.” Your rental score represents the relative financial risk of leasing an apartment to you. Rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process. Our screening and verification process is used for each applicant in a fair, consistent, and uniform manner. We work diligently to observe both the spirit and the letter of the fair housing laws because we sincerely believe in fair housing and equal opportunities in housing.

We also verify all information provided on the Rental Application. By submitting your application, you acknowledge that these checks and verifications will be done and give your permission for us to do so.

An applicant who passes the screening criteria is offered an apartment when a suitable apartment is available. An applicant who does not satisfy the screening criteria, unfortunately, can not be offered residency at our community. If you have additional questions about our application screening process, we have included a list of frequently asked questions on the next page, which we hope you find helpful.

Please complete the Rental Application in its entirety and provide proof of employment and any additional income. If we do not receive complete information within 24 hours of submitting your application, we will be unable to process your application successfully, and the apartment reservation will be cancelled. We will do our best to process your application quickly and give you an answer within a reasonable amount of time.

We are here to be of service to you and to others seeking housing; we welcome your suggestions as to how we might accomplish that task better and more efficiently.

Thank you for applying for residency at our community. We sincerely hope that you will become a long-term resident with us.

Sincerely,
Weinstein Properties



Frequently Asked Questions – Application Screening Process

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Characteristics such as race, color, sex, familial status, handicap, national origin, or religion are never taken into account when determining your rental score.

How is my rental score used?

Rental decisions are based upon how much risk a community is prepared to accept. Each community, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one community, while the same score might be approved at another. It all depends upon the risk a community is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

Screening Provider:

First Advantage SafeRent, Inc.
Consumer Relations
7300 Westmore Road, Suite 3
Rockville, Maryland 20850-5223
1-888-333-2413

If you have any additional questions, please do not hesitate to ask the Leasing Office.

