

Frequently Asked Questions – Application Screening Process

How is my application decision determined?

Points are assigned to certain factors identified as having a statistical correlation to future financial lease performance. The screening process that is used performs 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. From this information an estimated level of risk as compared to the performance of other consumers in a range of scores is determined and this is then converted to an application decision of Accept, Accept with Conditions or Decline.

This screening method is more reliable than subjective methods of evaluating your information because it is based upon real data and statistics. It also treats all applicants consistently and impartially, therefore characteristics such as race, color, sex, familial status, handicap, national origin, or religion are never taken into account when determining your application decision.

If I am not accepted at one Weinstein Properties community does that mean I will not be accepted at another?

Rental decisions are based upon how much risk a community is prepared to accept. Each community, therefore, sets their own requirements for approval of an application. Therefore, your results could mean denial at one community, but approval at another. It all depends upon the risk a community is prepared to accept.

What can I do to improve my chances of being accepted?

Your application decision 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 screening system. Nevertheless, to improve your chance of being accepted, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

Where can I find information explaining what may have affected my rental decision?

Although the credit reporting agency listed below did not make the decision regarding your application and is unable to provide you with the reasons for our decision, should your application be denied based on information provided by SafeRent, you can learn which factors most negatively influenced your decision 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
Phone: 888-333-2413

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