



1700 Hillsborough Street
Raleigh, NC 27605
Ph: 919-870-5080
Fax: 919-870-5026
www.tpco.com

Thank you for applying with The Preiss Company!

Many Landlords rely upon "Rental Scores" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial leaser 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 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. Additionally, your rental score never uses characteristics like race, color, sex, familial status, handicap, national origin, or religion as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, 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 property, while the same score might be approved at another. It all depends upon the risk a landlord 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. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

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 reporting agency within 60 days of the denial.

First American Registry, Inc.
ATTN: Consumer Relations Department
11140 Rockville Pike, PMB 1200
Rockville, MD 20852
Ph. (888) 333-2413



If you are currently receiving any of the following, please specify amounts received each month and provide proper documentation with application:

AFDC: \$ _____ SSI: \$ _____ Disability: \$ _____ Child Support: \$ _____
Scholarship/Student Aid: \$ _____ Retirement: \$ _____ Other: \$ _____

EMERGENCY CONTACT INFORMATION

In case of emergency, notify: _____ Relationship: _____
E-Mail: _____ Phone: _____

FEES: Application and Processing Fee

Applicant hereby pays to Landlord the sum of \$55.00 (\$65.00 for married applicants) as an Application Fee for processing this application, which shall not be refunded for any reason. A Security Deposit will be required to hold your unit, of which \$150 will be applied as a non-refundable Processing Fee. The Security Deposit may be refundable in accordance with the lease agreement.

****All fees prior to move-in, such as Security Deposits, Pet Fees, & First Month's Rent, must be in the form of a Cashier's Check or Money Order. Personal checks will not be accepted.****

Signature of Applicant(s): _____





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Request for Rental History Verification

The following individual has submitted an application for residence with the Preiss Company. They indicated that you are their current/previous Landlord. Please fill out the information below to help us complete our screening process. Thank you in advance for your time and cooperation!

Resident (s) Name: _____

Present/Previous Address: _____

Dates of Occupancy: _____ to _____ Pets: _____

Monthly Rental Rate: _____ No. of Late Payments: _____ NSF's _____

Any recurring problems with the resident: _____ Yes _____ No

If "yes" please explain: _____

Would you lease to this resident again? _____ Yes _____ No

Your name and title: _____

If you have any questions or concerns please call (919) 532-1142
 Please fax this form back to **(919) 870-5026**

Acknowledgement:

"I hereby authorize The Preiss Company to obtain consumer reports, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension, or collection with respect or in connection with the rental or lease of a residence for which application was made. I hereby expressly release The Preiss Company, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

Signature of Applicant(s): _____





Qualification Process:

- **Application**
 - **\$55.00 Individual Fee Non-Refundable** (Cashier, Certified Check or On-Line Payment)
 - **Room Mates: Separate Applications**
(Separate Application Fee Cashier, Certified Check or On-Line Payment)
 - **\$65.00 Joint Fee Non-Refundable** (Cashier, Certified Check or On-Line Payment)
 - **Copy of 2 Pay Stubs per application** (2 Most Recent)

- **Credit Check**
- **Criminal Check**
- **Verify Rental History**

- **Upon Approval**
 - **Security Deposit**
 - **1 Month Minimum Deposit with 1 Month Rent**
(Cashier or Certified Check)

- **Pet Fee \$200.00 Non-Refundable Per Pet**
Non-Aggressive Breeds with Current Vet Records (Cashier or Certified Check)

- **Gross Income must be 3 x's Rental Amount**
- **Co-Signer's Gross Income must be 5 x's Rental Amount**

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