

Security Deposit Matrix - Five Star Property Management

This Security Deposit Matrix is designed to offer complete transparency of how FSPM determines a Tenant's Security Deposit. For each item noted below, combine the Matrix Score points then multiply that number by the rent amount to determine the Deposit amount. Any Applicant(s) whose total required deposit is above 3x the rent will be declined. Minimum Deposit to be advertised rate.

Credit Score	700-850	699-650	649-600	Below 600
<i>Matrix Score</i>	<i>0</i>	<i>1</i>	<i>1.5</i>	<i>1.75</i>
# of Credit Delinquencies (Past 2 years)	0-2	3-5	6-10	10+
<i>Matrix Score</i>	<i>0</i>	<i>0.25</i>	<i>0.5</i>	<i>1</i>
Eviction (Number of)	0	1	2	3+
<i>Matrix Score</i>	<i>0</i>	<i>0.5</i>	<i>1</i>	<i>Denial</i>
Eviction (How recent)	0-3 Years	3-5 Years	5 Years+	
<i>Matrix Score</i>	<i>Denial</i>	<i>1</i>	<i>0.5</i>	
Criminal History*	0	1-2 incidents	3+ incidents	
<i>Matrix Score</i>	<i>0</i>	<i>0.5</i>	<i>1</i>	
Landlord Verification	90%+ Good	80-89% Good	70-79% Good	69% or Below
<i>Matrix Score</i>	<i>0</i>	<i>0.5</i>	<i>1</i>	<i>Denial</i>
Employment Verification	Verified, 1 Yr+	Verified, < 1Yr	Not Verified	
<i>Matrix Score</i>	<i>0</i>	<i>0.25</i>	<i>Denial</i>	

Multiple Applicants - The average of the Security Deposit Matrix Score will be used

* Criminal History only to include convictions, not arrests. Criminal history which is considered a risk to the property or neighborhood to automatically be grounds for application denial. Includes but not limited to violent crime, drugs, larceny. Time since conviction to be taken in to calculation.

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***** MATRIX SCORE LEGEND *****

0-1.25 = Great 1.26-1.75 = Good 1.76-2.25 = Fair 2.26-3 = Poor 3.01+ = Automatic Decline

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	Applicant 1 Name	Applicant 2 Name	Applicant 3 Name	Applicant 4 Name	
Credit Score					
<i>Matrix Score</i>					
# of Delinquencies					
<i>Matrix Score</i>					
Eviction (Number of)					
<i>Matrix Score</i>					
Eviction (How recent)					
<i>Matrix Score</i>					
Criminal History*					
<i>Matrix Score</i>					
Landlord Verification					
<i>Matrix Score</i>					
Employment Verification					
<i>Matrix Score</i>					
					Totals
Sum of All Applicants Matrix Scores=					
Average of All Applicants =					
Matrix Required Deposit =					
Any Pet or Other Deposits =					
Total Deposits=					

(round deposit to the nearest \$25)

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