

Grade Definitions for AOA's "ABC" Tenant Report

Application must meet all criteria for a particular grade. Example: All criteria may be perfect for an "A" rating, except that the **Credit History** may be less than 24-months old, so the rating would fall to a "B". Criteria for each grade is subject to change, so ask operator for any recent changes.



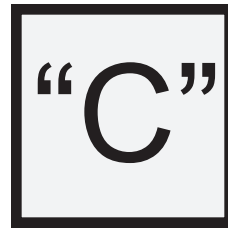
Criteria For Grade A:

- Credit Score Between 700 and Perfect
- Must have Credit Report
- **Credit History** Must Be at Least 36 Months Old
- No 30 Day Late Accts in the Last 12 Months
- No 60 Day Late Accts in the Last 12 Months
- No 90 Day Late Accts in the Last 12 Months
- No Collection Accounts in the Last 24 Months
- No Bankruptcies in the Last 48 Months
- No Legal Items in the Last 24 Months
- No Tax Liens in the Last 24 Months
- Must Have At Least 90% Positive Accounts



Criteria For Grade B:

- Credit Score Between 600 and 700
- Must have Credit Report
- **Credit History** Must Be at Least 24 Months Old
- No Collection Accounts in the Last 12 Months
- No Bankruptcies in the Last 18 Months
- No Legal Items in the Last 18 Months
- No Tax Liens in the Last 24 Months
- Must Have At Least 80% Positive Accounts



Criteria For Grade C:

- Credit Score Between 500 and 600
- Must have Credit Report
- Credit History Must Be at Least 12 Months Old
- No Collection Accounts in the Last 6 Months
- No Bankruptcies in the Last 12 Months
- No Legal Items in the Last 12 Months
- No Tax Liens in the Last 12 Months
- Must Have At Least 70% Positive Accounts



Criteria For Grade D:

- Credit Score Between 400 and 500
- Must have Credit Report
- Must Have At Least 60% Positive Accounts



Criteria For Grade F:

- Credit Score May Be Below 400
- Might Not Have Credit Report
- Has Below 60% Positive Accounts