

Livingstone Management

Rental Criteria – Scoring Matrix & Deposit Adjustment Policy

1. Minimum Screening Requirements

Income: Household gross income must be at least 3x rent; below 2x is automatic denial.

Credit: At least one applicant must have an Equifax credit score of 620+.

Rental History: 2+ evictions, or open landlord collections = automatic denial.

Criminal: Registered sex offenders are automatically denied.

Occupancy: Max 3 unrelated adults.

ID: Valid government-issued ID required for all applicants.

2. Scoring Tiers & Security Deposits

A. Approved – Standard Deposit: One month's rent. Strong history and 620+ score.

B. Conditionally Approved – Increased Deposit: 1.25–1.75x rent for moderate risk factors (credit 580–619, limited history, minor collections, etc.).

C. Denied: Credit < 580, income < 2x rent, 2+ evictions, landlord collections, falsified info, disqualifying criminal history.

3. Pet Screening Requirement

All applicants must complete a PetScreening.com profile.

4. Equal Housing Statement

Livingstone Management upholds all Fair Housing laws and applies criteria consistently.