

PANKEY PROPERTIES GRADING SCALE

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| 1. Court Records | |
| A. Bankruptcy – Chapter 7 – under 5 years old | -35 |
| B. Chapter 13 under 2 years old | -35 |
| C. Chapter 13 over 2 years old with verification of payment | |
| 1. Payments are current | -10 |
| 2. Payments are not on time | -35 |
| D. Suits, Judgments, and Liens | -10 each |
| 2. Collection Accounts | |
| (Excluding medical, utility*, or student loans) | -5 each |
| 3. Charged-Off Accounts | |
| (Excluding medical, utility*, or student loans) | -10 each |
| 4. Credit Delinquency | |
| A. Current Rating R, M, I -1 to 4 months past due or more | -5 each |
| B. Current Past Due Mortgage | -10 |
| C. No Credit History (will require additional Qualifying Fee) | -15 |
| 5. Criminal | |
| A. Felony / Misdemeanor conviction | -35 each |
| 6. Income | |
| A. Insufficient Verifiable Income | -35 |
| 7. Rental Verifications | |
| A. Late Payments over 30 Days (waive first one) | -5 each |
| B. Complaints (loud noise, uncontrollable children, pets, etc.) | -10 each |
| C. Damage/Dirty | -10 each |
| D. Insufficient Notice | -10 each |
| E. No Rental or Mortgage History (will require additional Qualifying Fee) | -10 |
| F. Eviction / Foreclosure | -35 |
| 8. Bank Verification | |
| A. No current bank checking account | -10 |

* Excluded utilities do NOT include phone or television services

Minimum score of 80 Points required
Revised 11/12