

# **PANKEY PROPERTIES GRADING SCALE**

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	-35
B. Misdemeanor	-10
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
7. Bank Verification	
A. No current bank checking account	-10

\* Excluded utilities do NOT include phone services

Minimum score of 80 Points required  
Revised 6/11