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