

## Applicant Report for James Dean

**Name:** James Dean

**Email:** info@tetricks.org

**Unit:** Apt. 1312, 731 S. Main St

**Time Started:** 1:19 PM, Nov 3, 2011

**Time Completed:** 1:28 PM, Nov 3, 2011

**Agent:** Tom Burman

**Applicant Comments:** I sure hope I get this apartment!

**Interviewer Comments:** Seemed friendly and sincere

Scores		
Domain	Percentile	
Overall	82	
Citizenship	73	
Agreeableness of Tenant	80	
Good Neighbor	97	
Cleanliness	93	
Hoarding	70	
Timely Payments	64	
Tenure	75	
Respect of the Law	73	
Respect for Property	77	
Wastefulness	19	
Unit Condition	93	
Vengefulness	96	
Honesty	100	

/100

### Interpretation:

: Minimal risk    : Low risk    : Moderate risk    : High risk

- All scores are presented as percentiles, from 1-99.
- Scores are presented **in relation to other applicants**. That is, higher scores indicate less risk than other applicants.
- These scores represent predictions rather than absolute determinations of behavior. Low-risk applicants may turn out to be problematic tenants, and high-risk applicants may be model citizens. Rather, these scores represent how *most* applicants will tend to behave.
- These scores should be combined with other information when making a decision, such as interviews, reference checks, or credit checks.

## Interpretation of Domains:

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### Citizenship

This represents the quality of a tenant with respect to the rest of the building, including:

- Interactions with other tenants
- Keeping common areas clean
- Following rules and respecting quiet hours
- Attending and participating in community gatherings

### Agreeableness of Tenant

This represents the degree to which a tenant will cooperate with their landlord, including:

- Expressing themselves calmly and maintaining an even temper during disagreements
- Cooperating during repairs, viewings, etc.
- Reporting problems
- Honesty

### Good Neighbor

This represents the extent to which the tenant is likely to be a good neighbor, including:

- Being polite and helpful with neighbors
- Avoiding making excessive noise during quiet hours
- Containment or prevention of strong odors, such as from cooking

### Cleanliness

The extent to which a tenant is likely to maintain a clean residence, including:

- Cleanliness of kitchen, bathrooms, and bedrooms
- Garbage treatment
- General organization

### Hoarding

This represents the risk of the tenant accumulating a sufficiently large quantity of clutter that the unit can no longer be safely used as a residence.

### Timely Payments

Extent to which tenant's rent payments are likely to be made in a timely and complete manner.

### Tenure

This represents the extent to which the tenant is likely to remain in the unit for a longer duration.

## **Respect for the Law**

This represents how strongly the tenant avoids illicit or illegal activities, such as abuse of drugs and alcohol, theft, etc.

## **Respect for Property**

This represents the extent to which the tenant respects both their own property and the property of others. This includes potential damage to the unit or building.

## **Wastefulness**

The overall wastefulness of a tenant, including amount of garbage generated and waste of resources such as water, electricity, and natural gas.

## **Unit Condition**

This represents risk associated with the tenant's behavior on vacating the unit, such as:

- Cleaning and removing trash
- Removing all belongings
- Vacating by the deadline

## **Vengefulness**

This represents the extent to which a tenant is likely to seek revenge if evicted or if they feel mistreated. Note that even high-risk individuals are unlikely to seek revenge, due to the uncommon nature of these behaviors.