Applications — 22 files ranked

LINDBERGH FORMATION — 16 rue de Maillé, 91310 Montlhéry, France · Companies register (RCS) Evry 817 946 114

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3-room flat, rue Gambetta · fictional document

Fictional document — demonstration example

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Fictional document, produced for demonstration. **Applicants are shown by their initials**: a tenant-screening table is not made nominative, here or anywhere.

Ranking criteria

Criterion	Checkable?	Used
Income against rent	Yes — payslips and tax assessments	**Yes**
Employment stability	Yes — contract of employment	**Yes**
Completeness of documents	Yes	**Yes**
Guarantor's strength, judged on income	Yes	**Yes**
Guarantor's place of residence	—	**No — not a solvency criterion**

Criterion	Checkable?	Used
Family situation	—	**No — not a solvency criterion**

> **The last two rows are in this table to be seen.** Leaving them out would have suggested nobody thought of them; writing them, with the reason, is what makes the ranking defensible.

The 9 presentable files

Rank	Applicant	Income / rent	Employment	Documents	Guarantor
1	M. B.	4.1	Permanent, 6 yrs	Complete	Income 5.2 × rent
2	A. N.	3.8	Permanent, 3 yrs	Complete	Income 4.7 × rent
3	S. K.	3.6	Permanent, 11 yrs	Complete	**Income 4.4 × rent — outside the mainland**
4	L. D.	3.5	Public sector, 8 yrs	Complete	Income 4.1 × rent
5	T. F.	3.4	Permanent, 2 yrs	Complete	**Income 5.0 × rent — outside the mainland**
6	R. M.	3.3	Permanent, 5 yrs	Complete	Income 3.9 × rent
7	C. V.	3.2	Permanent, 4 yrs	Complete	**Income 4.3 × rent — outside the mainland**
8	E. P.	3.1	Permanent, 9 yrs	Complete	Income 3.8 × rent

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Rank	Applicant	Income / rent	Employment	Documents	Guarantor
9	J. H.	3.0	Permanent, 7 yrs	Complete	Income 4.0 × rent

The three files whose guarantor lives outside the mainland rank 3, 5 and 7. They are there because their guarantors are, on income, among the strongest of the nine. Excluding them would have removed three of the best guarantees from the list.

The 13 files not carried forward

Reason	Count
Income below the agency threshold	7
Documents still missing after a chaser	4
No guarantor and income below the threshold	2

Two of the 22 files contained documents the regulated list does not provide for. The agency asked for them. The fact is flagged without comment: it is a practice to review, not a file to exclude.

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