



# The Relationship Between CoreLogic® SafeRent® Score and Tenant Length of Stay

The key to comprehensive evaluation of risk is thorough evaluation of the resident, property and portfolio. Unlike rules or judgment based tools or methodologies, CoreLogic® scoring and analytics tools give a forward-looking view of many key factors that impact future resident, property and performance—including the likelihood of residents paying rent on time and honoring their lease obligations.

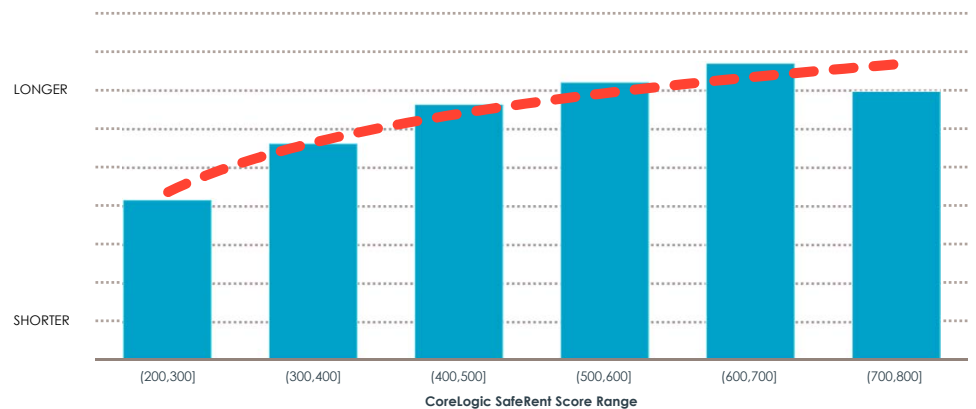
For rental property management, the cost of a rental turnover can be significant, often equaling two or three months of rent<sup>1</sup>. CoreLogic research shows that the SafeRent Score™, which predicts rental applicants' risk of lease default, is correlated with the Length of Stay (LOS) of tenants, which is the number of months a tenant has resided at a property. CoreLogic proprietary rental data (2013–2017) was used for this study.

The plot in Figure 1 below shows the average length of stay of tenants in months, segmented by SafeRent Score ranges. The correlation is evident: the tenants who have a higher score are more likely to extend their stay on average. Although length of stay drops slightly in the highest score range, we believe it is partially due to the top scoring applicants typically having a higher likelihood of purchasing a home. Note that the maximum difference between the average LOS low score range and high score range could be more than three months.

The CoreLogic SafeRent Score not only helps property managers reduce the risk of lease default by improving their ability to measure the credit quality of residents but can also save on turnover costs. CoreLogic can help you take the guesswork out of resident screening decisions and apply leading intelligence to help property managers successfully manage their rental property portfolios.



FIGURE 1: THE RELATIONSHIP BETWEEN CORELOGIC SAFERENT SCORE AND TENANT LENGTH OF STAY  
Length of Stay in Months



Source: CoreLogic

<sup>1</sup> <http://expressrpm.com/property-management-blog/cost-tenant-turnover>.

For more information, please call 800.811.3495 or visit [corelogic.com](http://corelogic.com).

[corelogic.com](http://corelogic.com)