

Tenant Pre-Qualification Acknowledgment

In order to assist you with your decision on your new rental, we are providing a list of **guidelines used to qualify applicants** for residency. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. We make very limited exceptions. Qualification standards include but are not limited to the following criteria.

Identification: Applicants must present a valid **government issued photo identification** card for each person age 18 years and older that will be living in the property.

Income: All applicants must have a combined verifiable source of income in an amount in accordance with our current guidelines which is no less than **three (3) times the rental rate**. If an applicant has no income, a guarantor must be obtained or the applicant may be denied.

Credit Score / History: Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. A credit score lower than 650 may require additional deposit, a guarantor, or denial.

Guarantors: If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than **five (5) times the rental rate**. A guarantor may be declined for lack of rental history, lack of credit, or lack of income. Guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

Criminal History: Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and **all adult occupants**.

Occupancy: The **maximum number of residents** permitted to dwell in a home shall not exceed two (2) occupants per bedroom plus one (1). Example: 3 bedrooms x 2 = 6 + 1 = 7 people max.

Pets: **Pet restrictions** vary for each property. Restricted breeds are: Pit bull (Staffordshire Terriers), Rottweiler, Chow, German Shepherd, Doberman Pinschers, Akitas, Alaskan Malamutes, Wolf-hybrids. If you have pets, please see your Property Manager for more information.

No Smoking: Nobody is allowed to smoke inside or within 15 feet of the property. No exceptions. This restriction applies to Tenants, Other Occupants, Guests, Contractors, or any other visitors to the Property. Violation of this rule may result in significant penalties and potential legal claims.

Fair Housing Statement: PMI is committed to compliance with all federal, state, and local fair housing laws. PMI subscribes to the universal policy for the achievement of **equal housing and no person will be discriminated against** because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with the leasing and operation of residences are provided with diversity training on fair housing laws and PMI corporate policies.

ADA Statement: PMI and the owners are committed to compliance with the **Americans with Disabilities Act** by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future tenants.

Name and Signature of Applicant or Adult Occupant #1:	Date:
Name and Signature of Applicant or Adult Occupant #2:	Date:
Name and Signature of Applicant or Adult Occupant #3:	Date:
Name and Signature of Applicant or Adult Occupant #4:	Date:
Name and Signature of Applicant or Adult Occupant #5:	Date: