

Resident Qualifying Criteria PVM Properties

Welcome to our community. We hope that you will find a property that meets all your needs. For your convenience, the following is a brief overview of the general guidelines used to process an application.

- ❑ **A Completed application form** – in order to tell us about yourself. Each adult wishing to live in one of our properties must fill out an application and be approved. All sections of each application must be fully completed, accurate, dated and signed by each applicant and all co-applicants.
 - All persons 18 years of age or older must fill out a separate application.
 - Couples not legally married must fill out separate applications.
- ❑ **Employment** – in order to verify that there is adequate income to make rental payments.
 - Employment and monthly income must be verifiable. Total monthly income of all applicants must be three (3) times the monthly rent. (Otherwise, a guarantor is necessary.) You may be asked to show proof of income in the form of a pay stub.
 - Applicants who are first-time renters or who do not have sufficient income of 3 times the monthly rent, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 6 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer. A security deposit equal to one months rent will be required when using this agreement. Guarantors may be held responsible for the entire rent and other cost, such as damages, as long as you live in this property
- ❑ **Rental History** – in order to verify that the prospective tenant has demonstrated a desire to meet lease obligation. In general, we want to verify the amount of current rent and that the rent was paid in a timely manner: that the property was kept in good condition: that there is no history of complaints from other tenants: that all lease obligations have been met: and that the tenancy has been a positive experience. The Rental History Verification form must be signed and turned in with the Application.
- ❑ **Credit History** – in order to verify that the prospective tenant has demonstrated fiscal responsibility. In general, we look for payments that are made on time, that there are no judgments or bankruptcy records and that credit responsibilities are in line with income.
- ❑ **Vehicle information** – including make, model, color and year of any vehicle to be kept at the rental property.
- ❑ **A valid photo I.D.** – so that we can assure the property owner that the person applying for the property is indeed the person moving in.
- ❑ **Occupants** – All adult occupants (over the legal age) will be considered as a resident under the Lease Agreement and will be required to sign the Lease Agreement as a responsible resident.
 - Occupancy will be limited to no more than:
 - two (2) occupants in an efficiency, studio or one-bedroom unit,
 - four (4) occupants in a two bedroom unit
 - five (5) occupants in a three bedroom unit.
- ❑ **Animals** – Only dogs & cats are permitted within the PVM Properties pet guidelines. See our attached pet policies for animals. No Pit Bull, Pit Bull Mix, Rottweilers , & German Shepherds.
 - There is a \$250 per animal pet deposit.
- ❑ **False Information** – Any falsification of information on the application will automatically disqualify the application.

- ❑ Applicant(s) may be **denied occupancy** for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant
 - Insufficient income (total of applicants)
 - Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in the unit.
 - Poor credit history of any applicant (previous bankruptcy requires an additional security deposit equal to one month's rent)
 - Poor rental profile of any applicant. Rental history of:
 - Non-payment or frequent late payment of rent
 - NSF payments
 - Complaints
 - Breaking a lease contract
 - Owing money to another property
 - Eviction
 - Drug use
 - Poor housekeeping
 - Poor supervision of applicant's children
 - Unruly or destructive behavior by applicant or applicant's children
 - Violence to persons or property by applicant or applicant's children

No person shall be denied the right to rent one of our properties based on applicant's race, color, religion, national origin, sex, age, disability, marital status or familial status.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE ANY RIGHTS OF OCCUPANCY.

Signature

Date