

# **RENTAL CRITERIA**

PLEASE DO NOT START THE APPLICATION UNTIL YOU READ AND UNDERSTAND IN FULL

**ALL Application Fees are NON-REFUNDABLE**

**Applications, on average, take 48-72 business hours to process**

Anyone age 18 or older that will be living in the home must complete an application. We do not allow more than 4 adults per property and no more than 2 people per bedroom.

Providing false information on an application will result in immediate denial of your application.

Approval is based on the information gathered in regards to credit history, residential history, criminal background and monthly gross income.

Once your application is submitted we will be communicating with you via email during the application process. Failure to provide any requested information in the allotted time requested will result in the cancellation of your application.

## **FEES:**

Each application requires a \$50 **NON-REFUNDABLE** fee at the time of application submission.

## **APPLICANTS:**

Each person that will be residing in the property over the age of 18 must submit individual applications. All applications are to be submitted online through our website at [www.principledpm.com](http://www.principledpm.com). We must have a color picture of your Government Issued Photo ID, temporary licenses will not be accepted.

## **CREDIT CRITERIA:**

We will obtain a credit report for each applicant. Excessive charge-offs, delinquencies or collection accounts may be cause for automatic denial. Chapter 7 Bankruptcy must be discharged for at least 2 years. Chapter 13 Bankruptcy must have 12 months of good repayment history (please include in application documents). The following items will result in automatic denial: eviction filings, federal tax liens or landlord debt.

## **RESIDENTIAL HISTORY:**

We will verify the last three years of residential history. For rental properties we need the full landlord name(s), phone number(s) and email address(es). All current lease terms must be satisfied for approval. Broken leases, outstanding balance owed to landlords, excessive late payments may be grounds for denial.

## **INCOME CRITERIA:**

Applicant(s) total income must be 3 times the monthly rent. We will verify income with all employers. You must include 90 days of your most recent pay stubs. Self-employed applicants must provide their bank statements for the last 90 days and their most recent tax return. All information should be attached to the application prior to submission to prevent delays. We do not consider child support, school funding, SSI (or similar funds) as income.

**CRIMINAL BACKGROUND CHECK:**

Criminal background checks are completed on each applicant. Applications will be immediately rejected for any of the following reasons:

- Violent or sexual offenses
- Manufacturing/Delivering offenses
- Felony Convictions in the past 10 years
- Felony charges with a deferred disposition must be dismissed to be considered

**PET POLICY:**

We do not allow more than 2 pets per property.

Pet types and weight restrictions vary by owner and property. Please check listings for details.

Monthly Pet Rent, per pet is: \$20

Pet Deposit, per pet is: \$350

Submit pet photo(s) and vaccination records with your application

**Breed Restrictions:**

Pit Bull (American Staffordshire Terrier, American Pit Bull Terrier, American Bully, Red Nose Pit, Blue Nose Pit, etc.), Rottweiler, German Shepherds, Chows, Presa Canarios, Doberman Pinschers, Akitas, Wolf-Hybrids and Mastiffs.

This list changes based on insurance regulations regarding pet breeds not covered by policies or owner disapproving of any specific breeds or sizes. If you have any concerns about your pets, please contact the Principled Property Management office prior to submitting an application.

**APPLICATION APPROVAL:**

You will be notified by email if your application has been approved. The security deposit, any applicable pet deposit and \$97 admin fee must be received by Principled Property Management within 24 hours of approval and the lease signed within 24 business hours of delivery of funds. Failure to complete either of these will result in the cancellation of the application(s) and we will begin processing the next application(s) in line. We will hold the property for no longer than 21 calendar days after approval and/or availability date.

**DUE AT MOVE IN:**

1. First Full Month's Rent
2. First Full Month's Pet Rent (if applicable)
3. Proof of Renter's Insurance and all utilities (electric/water/trash/gas)

\*\*\* Rental criteria is subject to change at the owner's discretion and without notice.