

# 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 72 business hours to process**

**We do not allow more than 4 adults per property and no more than 2 people per bedroom.**

**PET SCREENING IS A PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS.**

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

Approval is based on the “whole picture” of the information gathered in regards to credit history, residential history, criminal background, monthly gross income, etc.

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 **\$60 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). Residential History with family members will be reviewed but verification will not be applied. All current lease terms must be satisfied for approval. Broken leases, outstanding balance owed to landlords, excessive late payments are grounds for denial.

## **INCOME CRITERIA:**

Applicant(s) total income must be **3.25 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. If you are relocating, please provide your employment offer letter. We do not pay for 3rd party employment verifications.

### **CRIMINAL BACKGROUND CHECK:**

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

- Violent Offenses
- 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 acceptance, types and weight restrictions vary by owner and property.

Monthly Pet Rent, per pet is: \$20 (up to 40 pounds); \$35 (41-99 pounds); 100+ pounds on case by case basis

Pet Deposit, per pet is: \$350 (up to 40 pounds); \$500 (41-99 pounds); 100+ pounds on case by case basis

### **Breed Restrictions:**

1. Pit Bull (American Staffordshire/American Pit Bull Terrier, American Bully, Red/Blue Nose Pit, etc)
2. Rottweiler
3. German Shepherds
4. Chow Chow
5. Presa Canario
6. Doberman Pinscher
7. Wolf-Hybrid
8. Mastiff

This list changes based on insurance regulations regarding pet breeds not covered by policies or owners specific requirements.

**All applicants are required to register through PetScreening.** Commonly domesticated animals such as dogs, cats, birds, small reptiles, hamsters, guinea pigs, rabbits, gerbils, etc. will need to be registered.

*A welcoming environment is paramount to all of our residents. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require everyone to complete a pet profile, a "no pet" profile, or request accommodation for an assistance animal. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you are unable to complete a profile online and need help please contact us.*

Please visit [PrincipledPM.petscreening.com](https://PrincipledPM.petscreening.com) to verify information, regardless of whether you have a pet or not.

1. If you DO NOT have a pet, you must acknowledge this through PetScreening, which is free.
2. If you DO have pet(s) there is a per pet fee for annual registration. If you refuse to go through PetScreening, we cannot allow your pet(s) in our residences, and this will result in cancellation of your application.

### **APPLICATION APPROVAL:**

You will be notified by email if your application has been approved. **The security deposit, any applicable pet deposit and \$130 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)

Updated: 10/30/2024