



264 W. Millbrook Road | P.O. Box 20969 | Raleigh, NC 27619 | Office: (919) 676-4008 | Fax: (919) 676-2721

www.Pindell-Wilson.com

Rental Requirements & Policies

Application fee is payable in cash or money order only and is Non-Refundable

GENERAL APPLICATION REQUIREMENTS

- \$50 per individual or \$75 per married couple non-refundable application fee.
- Valid picture ID and social security card/tax ID card.
- If a qualified co-signer is required they must also pay an application fee. A double security deposit is required for all approved applicants with a co-signer.
- Once approved a security deposit and signed lease is required immediately to hold the unit.

INCOME GUIDELINES

- Monthly gross income of all applicants should be equal to or above three (3) times the monthly rent.
- Unemployed individual(s) applicants will need to provide some form of verifiable income source.
- Tax returns, bank statements, paychecks, or employer confirmation are acceptable income verifiers.
- Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns.

CREDIT CRITERIA

- Pindell-Wilson Property Management has the discretion of setting a Security Deposit Amount under the following criteria:
- Obtain Credit Report on each Applicant – A Credit Score of 550-650 will likely result in a security deposit equal to 2 month's rent dependent on the following: Rental History, Excessive Charge Offs, Collection Activity, Income to Debt Ratio, Judgements & Evictions.
- A Credit Score of 651 or and above is approved with a 1 Month Security Deposit assuming all other standards are met.
- "No credit score" may be approved with a security deposit equal to 2 month's rent.
- A Security Deposit is determined based on the lowest credit score of all applicants.
- A qualified co-signer must have a credit score of 651 or higher.

OCCUPANCY POLICY

- Occupancy is based on the number of bedrooms in a unit.
- The maximum # of occupants per rental is the # of bedrooms +1.

AUTOMATIC DENIALS

- A credit score below 550.
- Any judgments, eviction or collection by a past landlord or property management companies within the last 3 years.
- Any felony convictions within the past 7 years.
- Any discrepancies between the rental application and verified information.