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[www.Pindell-Wilson.com](http://www.Pindell-Wilson.com)

## **Rental Requirements & Policies**

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

#### **GENERAL APPLICATION REQUIREMENTS**

- \$60 per individual Over 18 years old - 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 and a \$50 Administrative Fee must be paid by money order, cashier's check or cash.

#### **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 or ability to pay.
- 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, judgments & evictions.
- A credit score of 651 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. (example, 4 persons can occupy a 3 bedroom rental)

#### **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 & an excessive criminal history including arrests for violent crimes, drugs, etc.
- Any discrepancies or misrepresentations on the rental application.