



**RENTAL CRITERIA**  
**Pinion Property Management, Inc.**

Pinion Property Management, Inc (referred to as PPM) will rent to anyone who submits a complete application for any available unit; meets our standards set below; and agrees to abide by all rules and regulations set forth in our rental in our rental agreement.

1. PPM has a policy to not allow more than two occupants per bedroom in any unit. Living rooms or other rooms with out doors, exteriors windows, and closets do not count as bedrooms. Studios are treated as a one bedroom unit.
2. Each person applying for a unit must be over the age of 18, and meet our rental criteria. Even if the couple is married, both must meet criteria. All applicants under the age of 18, must be listed on the application, and are the responsibility of the signers on the rental agreement.
3. Each applicant must provide all information requested on the application. It is the responsibility of the applicant to provide all documentation requested. PPM will not look up or search for further information. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.** If we request more information, it must be given within the time frame given. If the information is not given within the time frame, the application will become inactive, and we will move on to the next applicant.
4. PPM cannot reserve a unit for any reason. Once your application has been approved, you must sign rental agreement and pay the deposit or fees. Rent begins the day the unit is ready and available. Look carefully at the unit before applying and signing the rental agreement so that your certain you want the unit.

**ALL MOVE-IN FEES MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER. PERSONAL CHECKS WILL NOT BE ACCEPTED. REMEMBER, ONCE YOU SIGN THE RENTAL AGREEMENT WHETHER YOU DECIDE TO MOVE OR NOT, YOU MUST GIVE A 30-DAY WRITTEN NOTICE OF TERMINATION AND YOU ARE RESPONSIBLE FOR RENT DURING THOSE 30 DAYS.**

The applicant screening process may take as long as seven working days to complete. Our policy is to take them on a first come first serve basis. If you are not the first in line for the unit, please take in consideration that your application will be processed in order after the other applicants.

**IF YOU GIVE ANY FALSE, INCOMPLETE, INACCURATE OR UNVERIFI-  
ABLE INFORMATION ON YOUR APPLICATION, YOUR APPLICATION MAY  
BE DENIED OR YOUR TENANCY SUBSEQUENTLY TERMINATED.**

**RENTAL CRITERIA (continued)**  
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**HOUSING HISTORY REQUIREMENT**

An applicant must provide information necessary to verify current and previous housing history for the last 2 years, You must give the name, your address, and telephone number of your current and previous landlords and the dates you lived at each address. If gaps are left in your housing history, you will be required to give reason. All references will be checked. A negative reference or any eviction is grounds for denial. Rental references from relatives, out of country housing, school facilities, or other institutions should be listed, but will not apply to the housing requirement. If you or other applicants do not have a rental history of longer than three consecutive months, you may be required to have a co-signer.

**INCOME REQUIREMENTS**

You must have a legally obtained steady source of income. List all sources of income. If you are a student or person with sources of income other than steady employment, be prepared to provide current copies of any of the following that are relevant:

- ~ Financial aid contracts
- ~ Scholarship or grant papers
- ~ Bank letter/statement for savings or checking
- ~ Student loans
- ~ Veterans or social security benefits

If you have been employed at your current job for less than three consecutive months, or if your employment is seasonal or temporary, or if your source of income fluctuates, you may be required to have a co-signer.

**CO-SIGNERS:** Each co-signer must complete a co-signer application form, and meet the credit and income criteria for rental units. Co-signers must sign the rental agreement before possession of the unit; and they are bound by all terms and conditions of that agreement. Co-signers must live in the United States.

**ARRESTS & CONVICTIONS**

Any criminal history will be evaluated. Also, any individual whose occupancy could constitute a direct threat to the health or safety of other individuals or could result in physical damage to the premises will be denied.

**DEMEANOR & BEHAVIOR**

The behavior and demeanor of applicants during the application process will be taken into consideration.

You will be advised if any aspect of the application process is deemed negative and the application is denied. The rental unit will be put back on the market immediately.