



PMI EAGLES

Rental Qualifying Criteria

All applications shall be reviewed and processed on a first-come, first-serve basis.

FAIR HOUSING: PMI Eagles does not discriminate based on race, age, sex, familial status, handicap, national origin, without regard to housing.

INCOME: Applicants must earn 2.5 times the monthly rent rate. All income must be verifiable with documented proof before counting and the final decision being made prior to occupancy. Applicants who file joint taxes are considered as one combined household income.

CREDIT: Applicants credit history **MAY** affect the amount of security deposit to be accepted. Credit checks are run on all adults (age 18 and over), including guarantors/co-signers. Credit score will be taken into consideration but is not the only determining factor. Medical and student loans are not counted against you. However, any outstanding rent balances, utilities, or collections will be considered as derogatory marks against your credit worthiness. Bankruptcies filed and discharged may be considered on a case-by-case basis.

RENTAL HISTORY: Present and previous residency must have a history of prompt rental payments with written notice of good conduct. NO evictions, outstanding balances, or judgments owed to other property management companies, landlords, or collection agencies associated with the same.

CRIMINAL HISTORY: NO violent or drug-related felony convictions. No convictions of crimes against landlords or rental properties. Criminal background checks are required for all prospects 18 years old and over.

EMPLOYMENT: Stable employment history of at least 6 months. Future employment letters will be considered. Without a stable employment history, financial statements of liquid cash must be provided to show at least a year of rent amount.

AGE: All prospect tenants age 18 and older, must be named on the application, qualify, and be listed on the lease agreement. No one under the age of 18, except for children living with their parents or legal guardian may reside in the property. Valid ID must be presented before approval.

APPLICATION: Full and accurate information must be provided by applicants and/or guarantors. Falsification of documents will cause immediate denial or eviction.

EXCEPTIONS: No exceptions shall be made to the qualifying criteria unless written approval is obtained from PMI Eagles. Be advised that some neighborhoods and homeowner associations may have restrictions or standards that will apply in addition to our company policy.

931-378-8500

www.pmieagles.com

Contact our office or book a consultation on the website for any further questions or concerns