

Tenant And Resident Selection Criteria



1. Professional Real Estate Management & Investment Services Inc. is paid by the owner and is an agent of the owner.
2. All adult applicants over the age of 18 must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity.
3. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential history is required.
4. Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy.
5. Self employed applicants may be required to produce, upon request, 2 years of tax returns or 1099 forms.
6. Non-employed individuals must provide proof of income.
7. All sources of other income must be verifiable if needed to qualify for a rental unit.
8. Criminal records must contain no convictions for felonies within the past seven years, and no sexual offenses.
9. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances of illegal activities, no NSF checks, and no damage to unit or failure to leave the property clean and without damage at the time of lease termination.
10. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to the landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
11. Resident(s) will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and/or additional prepaid rent.
12. Current occupancy standards are a maximum of two persons per bedroom except for infants.
13. We will require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the security deposit upon execution of the lease.
14. The landlord must approve any exceptions to these criteria. If approval is given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.
15. Our company policy is to report all non-compliance's with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

Applicants Initials (_____) (_____)