



Pinnacle Management Group LLC

Resident Selection Criteria

Welcome to Pinnacle Management Group LLC. Before you complete a Rental Application, we encourage you to review this information before filling out an application and paying a non-refundable fee.

Pinnacle Management Group LLC is committed to upholding federal fair housing guidelines and equal housing opportunities. We do not discriminate on the basis of race, color, religion, sex, nationality, disability or familial status.

Identification: All visitors must present a current Government issued identification in order to view the community or home. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs will be made and retained at time of move-in.

Application: Applicants will be required to fully complete and sign the Application for Lease. Application must be filled out completely by the applicant and submitted either personally or by mail. Applicants may request assistance in completing the application if necessary. Pinnacle Management Group LLC's policy is to assist wherever possible especially in the accommodation request by persons with disabilities. All applicants whose application is not complete will be contacted in writing or by phone indicating items necessary to complete the application. No application will be processed until application is complete. False or fraudulent information will automatically be grounds for denial.

Tenant Screening: Upon receipt of the completed application and receipt of the specified application fee, we will then begin a screening process to include: employment verification, rental verification, credit history and criminal investigations. Upon the return of the screening, the applicant will be graded on the following criteria to be qualified for residency with Pinnacle Management Group LLC and must have a minimum score of 12 to be approved.

SELECTION CRITERIA:

INCOME

All income must be verifiable. If self employed or unemployed you must provide proof of other income such as W-2 or Income Tax Return.

Gross income level over rent:

→ 2 ½ x's=5 points 2 x's = 4 points, 1 ½ x's = 3 points

RENTAL HISTORY

A minimum of 6 months rental history will be reviewed. Must have favorable rental history as current and prior landlords will be contacted to determine

- Rent paying history, disturbance of neighbors, destruction of property or housekeeping habits which would pose a threat to property or other residents.
- Cannot have any evictions in the past 5 years.
- Must have given proper notice when vacating units.
- No rent or damages owed to any landlord.

→ 1+ year favorable history = 5points, 6 months = 4 points, (1) complaint = deduction of one point.

CREDIT Application must have favorable credit history. Examples of UNFAVORABLE accounts: collections, evictions, bankruptcy, repossessions, current delinquency. Applicants may not have a history of civil judgments that may impair their ability to pay rent or an outstanding collection for non-payment of utilities.

→ Credit more FAVORABLE accounts with 0 collections = 5 points,
If you have more FAVORABLE accounts than UNFAVORABLE
accounts= 3 points,



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Applicants will not be considered if criminal record shows:

- Felonies for violent crimes, sex crimes etc.
- Other felony convictions less than 10 years since judgment
- Misdemeanor convictions less than 5 years since judgment related to:
 - Gang activity
 - Drug related offenses
 - Violent crimes
 - Hate crimes
 - More than one DUI/DWI
 - Any other criminal activity that may reasonably indicate an applicant's capacity to towards criminal activity that may endanger life, property, or safety of other residents.

DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE, OR PROBATION FOR A FELONY ARE CONSIDERED REASONS FOR DENIAL.

Please remember that this requirement does not constitute a guarantee representation that residents or occupants have not been convicted of a felony or are subject to deferred adjudication for a felony. Our ability to verify this information is limited to the information made available to us the credit reporting services used.

OCCUPANCY STANDARDS

Two people per bedroom

Each adult applicant (excluding married couples) agree to pay \$25 non-refundable application fee. Married couples must pay a \$30 non-refundable application fee.

Management reserves the right to request an additional security deposit not to exceed 1 ½ times the monthly rental rate.

GUARANTOR

For applicants receiving a score of less than (12), the following conditions could apply:

1. GUARANTOR that meets or exceeds Resident Selection Criteria can co-sign for applicant or;
2. Pay additional months pre-paid rent

HAP VOUCHERS

Individuals with HAP Vouchers will receive 3 points for guarantor status.

DEPOSITS

Any and all deposits will not be refunded after 48 hours of notification of approval of home or apartment.

I have read and understand the Pinnacle Management Group LLC's Resident Selection Criteria.

Applicant

Pinnacle Management Group

Applicant

OFFICE USE ONLY

Income: _____ / Rent: _____ = _____ : Points: _____

Rental History: + History Months: _____ - Complaints: _____ : Points: _____

Credit: Favorable _____ UnFavorable _____ : Points _____ **TOTAL POINTS** _____