

To help you decide on your new home, PMI San Francisco & PMI East Bay (PMISF & PMIEB) requires all individuals over 18 to be listed as leaseholders and pass our rental qualification process. We make very limited exceptions. Our qualification standards include, but are not limited to, the following criteria.

**Identification:** Applicants must present a valid government issued photo identification card for each person age 16 years and older that will be living in the rental unit.

**Income:** All applicants must have a combined verifiable income of at least 2.5 times the rental rate. Applicants without income (pay stub) may provide alternative documentation, such as public benefits, bank and tax statements. If neither is available, a guarantor is required, or the application may be denied.

**Renter Score:** Our credit reporting agency assesses credit and rental history to calculate a renter score. If a renter score isn't available, applicants may provide alternative documentation in a timely manner to demonstrate their ability to pay rent. A score of 680 or less may require participation in our Preferred Property Program with an additional monthly charge. An unsatisfactory score might also necessitate a higher deposit, guarantor, or denial. Please consult with the Property Manager for details.

**Guarantors:** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than 5 times the rental rate and a renter score of 700 or greater. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, co-sign the lease agreement, reside in the United States, and will be subject to criminal screening.

**Criminal History:** Our investigation may include criminal background screening. Where permissible, it is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders occupants and guarantors.

**Occupancy:** The maximum number of residents permitted to dwell in a home shall not exceed 2 occupants per bedroom plus 1.

**Pets:** Pet restrictions vary at each home. Restricted breeds are: Pit bull (Staffordshire Terriers), Rottweiler, Chow, German Shepherd, Doberman Pinschers, Akitas, Alaskan Malamutes, Wolf-hybrids. If you have pets, please see the Property Manager for more information.

**Fair Housing Statement:** PMISF & PMIEB are committed to compliance with all federal, state, and local fair housing laws. PMISF & PMIEB subscribe to the universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with the leasing and operation of residences are provided with diversity training on fair housing laws and PMISF & PMIEB corporate policies.

**ADA Statement:** PMISF & PMIEB and the owners are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future tenants.

Signature of Applicant:	Date:
Signature of Applicant:	Date:
Signature of Applicant:	Date:
PMISF & PMIEB Representative:	Date: