

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. We make very limited exceptions. 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 apartment.

**Income:** All applicants must have a combined verifiable source of income in an amount in accordance with our current guidelines which is no less than two point five (2.5) times the rental rate. If an applicant has no income, a guarantor must be obtained or the applicant may be denied.

**Renter Score:** Our credit reporting agency evaluates credit where permissible and rental history against indicators of future rent payment performance to calculate a renter score. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. A renter score of 680 or less will require the participation in our *Preferred Property Program* for an extra monthly charge. Please see Property Manager for further detail.

**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 five (5) times the rental rate and a renter score of 680 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 may 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 and occupants.

**Occupancy:** The maximum number of residents permitted to dwell in a home shall not exceed two (2) occupants per bedroom plus one (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 your Property Manager for more information.

**Fair Housing Statement:** PMI San Francisco is committed to compliance with all federal, state, and local fair housing laws. PMI San Francisco subscribes 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 PMI San Francisco corporate policies.

**ADA Statement:** PMI San Francisco 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:
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PMI San Francisco Representative:	Date: