

Pinnacle Management Group, LLC - Resident Selection Criteria

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.

The following items outline Pinnacle's resident selection criteria. Each of the following seven criteria must be met to be approved.

1. Deposit and Application Fee - A **deposit** must be placed in order to run your application. If applicant is denied, deposit will be refunded. If application is accepted, applicant will have up to **two (2) business days** from the time of approval to rescind the deposit. A deposit may hold any unit up to fourteen (14) days. An **Application Fee of \$25.00** must be paid by **each person over the age of 18** who will live on the premises; married couples pay a combined fee of \$30.00.

2. Age and ID - All applicants must be at least **18 years** of age and show a **government-issued photo identification**.

3. Credit History - All applicants will be screened by a third-party verification service. Credit history will be reviewed and scored based on the number and types of accounts, payment history, outstanding debt, etc. A score will determine if you you are:

- **Accepted**,
- **Accepted *with conditions*** (applicant may need to pay additional rent up front or get a cosigner; cosigner must meet all criteria), or
- **Denied**

4. Income - Income must be verifiable. The **combined income** of all tenants must exceed **three times (3X)** the rent amount. Applicants on assisted housing programs must show proof of assistance.

5. Rental History - Rental history will be reviewed. **Unfavorable reports** involving outstanding balances, consistent late payments, damage to property, or other breach of agreement will result in application being **denied**.

6. Background Check - Applicant will be denied if a criminal background check states criminal activity that may reasonably indicate the applicant's capacity towards criminal activity that may endanger life, property, or safety of other residents.

(Continued on back.)

Pinnacle Management Group, LLC - Resident Selection Criteria (Continued)

7. Pets (if applicable) - Not all of Pinnacle's properties accept pets. Inquire beforehand.

Pinnacle's Pet Policy is as follows:

- Cats and dogs are considered pets - max **two (2)** per rental unit.
 - **No** exotic animals or livestock.
 - **No** aggressive breeds (Rottweilers, Dobermans, Pitt Bulls, etc.)
- Weight cannot exceed **25 lbs.**
- Each pet must have a **veterinarian certificate** verifying the pet's weight and current vaccinations prior to moving in.
- A **non-refundable Pet Fee of \$250.00** must be paid for **each** pet.
- Pet rent is **\$25.00** per month per pet.
- Certified assistive animals are not subject to the above weight/breed limitations.

By signing below, I certify that I have read and understood Pinnacle Management Group LLC's Resident Selection Criteria. I also understand that ANY false information on my application will result in my application being denied.

Applicant's Signature

Date

Applicant's Printed Name

Pinnacle Representative