



--- RENTAL SCREENING CRITERIA ---

Peak Property Management does not discriminate based on: race, color, religion, marital status, national origin, sex, sexual orientation, familial status, disability or source of income. We comply with all federal, state, and local laws concerning Fair Housing.

The Qualifying Criteria and Application Agreement outlines our rental policies.

Every person that's 18 years or older will need to be screened and processed

ONLY COMPLETED AND SIGNED documents with payments will be processed.

- Application deposit and processing fees must be paid *separately*.
- Each applicant must provide government issued photo ID or driver's license copies for verification.
- Employment and/or income must be verifiable by two month's documentation. We require you to make at least 2.5x the monthly rent in order to qualify. However, we review on a case by case bases and at times make concessions.

Self-employed or retired individuals must provide copies of previous year's tax returns, profit & loss statement and or the last three bank income statements.

- Your signature below and/or email verification is your acceptance/understanding of this document.

You have the right to review our policies **BEFORE** completing the application.

This application is the beginning of a contract process for residency.

Upon approval of your application YOU are responsible for setting up, renters insurance, utilities in your name prior to your move in date, failure to do so is a violation of your lease and subject to additional fees.



Required Fees - Application/Administrative Fee \$50 per applicant (nonrefundable)

Required Deposits - Refer to Application/Lease Agreement for refund policies

Application/Security Deposit (*Varies on unit & owner*)

\$300 non refundable pet deposit Additional monthly pet rent will also apply* Restrictions apply

(NON-Refundable)

(Please review our policies for pets, ESA or Service animals prior to applying)

***Applicant may be DENIED occupancy for the following:**

Felony criminal history including but not limited to violent crimes against persons, drug related or crimes of moral turpitude

***Applicant may be denied for a negative rental profile which includes but not limited to:**

lease violations, late payments, NSF payments, collections, eviction filings, and damages made to the unit.

****Occupancy requirements: No more than two persons per bedroom over 2 years old****

****Cosigners are accepted for income qualifications and must make 4x the monthly rent****

DISABLED ACCESSIBILITY STANDARD

Allows existing premises to be modified at the full expense of the disabled person, if the disabled person agrees to restore the premises to the pre-modified condition. STANDARD requires:

- Written approval from the landlord before modifications is made.
- Written assurances that the work will be performed in a professional manner.
- Written proposals detailing the extent of the work to be done.
- Documents identifying the names and qualifications of the licensed contractors to be used.
- All appropriate building permits and required licenses made available for landlord inspection.
- A deposit for the restoration may be required.

PRIVACY POLICY

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application or other documents that you provide to us either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on our rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who has access. In our company, only authorized personnel have access to your Social Security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized personal.

How the information is disposed of. After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

DENIAL POLICY If your application is denied due to one of the criteria listed in this policy, you will be notified within 7 days of the date you submitted your application.

Tenant

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