

INCOME

Applicants must earn three times (3X) the property's rental rate. All income must be verified and counted, documented proof of all verifiable and counted income will be required before final approval and occupancy. Applicants who file taxes as JOINTLY or HOUSEHOLD are considered as one combined income.

EMPLOYMENT

Stable employment history and future employment and income verifications for a minimum of six (6) months or a credit report with NO delinquencies or collections. Without stable employment history and future employment, financial statements must be provided showing a saved amount of no less than one year's worth of rent payments.

RENTAL HISTORY

Present and previous residency must have history of prompt rental payment, sufficient notice given and good conduct. Absolutely NO evictions, NO balances, and NO judgments owed to other Property Management Companies, Landlords or Attorneys/Collection Agencies associated with the same.



PMI Clarksville does not discriminate on the basis of color, race, age, sex, familial status, handicap, or national origin with regard to housing.

AGE

All prospective tenants over the age of 18 (eighteen) must be named on the application, qualify, and be on the lease agreement. No one under the age of 18 (eighteen), except children living with their parent(s) or guardian(s) may reside on the property. Proof of valid identification will be required before approval.

CRIMINAL HISTORY

No felonies committed within a ten (10) year history. No violent or drug-related felony convictions. No convictions of crimes against children. No convictions of crimes against Landlords or rental properties. No convictions of any crime involving metal theft, vandalizing properties, or otherwise damaging properties. No arson convictions. All criminal history convictions are, and shall be, based on the information provided at the time of verification by a source deemed reliable. Background checks are run for all applicants over the age of 18 (eighteen).

CREDIT

Applicant's credit history MAY affect the amount of Security Deposit to be charged and accepted. Credit checks shall be run on all adult applicants and guarantors (when applicable). Overall credit score will be taken into consideration, but will not be the determining factor for approval. No more than one delinquent account for every two current of paid accounts. Medical, dental, and student loans shall be excluded from the calculation of the 2 to 1 ratios except for past due rental accounts or balances. If a bankruptcy was filed and discharged all credit, this will be considered a satisfactory rating.

All applications are processed on a first come-first served basis.

No exceptions shall be made to the qualifying criteria stated herein unless written approval is obtained from PMI Clarksville. Application fees shall not be refunded unless approved in writing prior to being paid.

Full and accurate applications are required of all applicants and guarantors. Falsification or omission of information on an application is grounds for immediate denial or eviction.

Be aware that some housing subdivision or apartment communities may have additional standards that will apply to all prospective tenants

