Rental Application Policy

Welcome! Thank you for applying with **PMI Mountain West** for your housing needs. In order to best serve you, we feel it is imperative that you are made aware of, and fully understand our application policies and procedures.

If you have any questions, please contact our leasing department at **cameron@pmimountainwest.com** or **welcome@pmimountainwest.com** during normal business hours (Monday - Friday from 9am-5pm).
Each adult (18+ y/o) must submit an application. The Application Fee is **$49** per adult and is non-refundable.

PMI Mountain West fully complies with Fair Housing Law. We do not discriminate against persons on the basis of race, color, religion, sex, handicap, familial status, national origin or age. We also comply with all state and local fair housing laws.

Approval is based on the following factors:

- Identification Verification through Plaid
- Credit History & Verification
- Rental History & Verification
- Income History & Verification through Plaid
- Employment History & Verification
- Criminal Background History
- Pet Criteria & OurPetPolicy Verification (REQUIRED BY ALL RESIDENT APPLICANTS WITH or WITHOUT PETS). CLICK ON THIS LINK TO COMPLETE SCREENING: https://scan.ourpetpolicy.com/lease-packet/ACDJCW **DISCLAIMER: SOME DOG BREEDS ARE RESTRICTED. Please refer to page 4 of this document for more information.**
- We also need to know if you'll have any minors residing with you during tenancy.

IMPORTANT: In order to hold the property, all verifications (landlord, pet and employer verifications) must be received by 5 PM on the 3rd business-day after we have initiated the processing of your application. We reserve the right to move on to another applicant if this condition is not met.

General Rental Criteria

Housing/Rental History: No Forcible Entry & Detainer (Evictions) within the past 3 years unless you have verifiable documentation of landlord irresponsibility.

Verifiable Gross Income: **Minimum of 2.5x the rent** charged on the residence. Section 8 vouchers and certificates may be accepted. The resident must meet the same criteria as those seeking **non-subsidized housing**, with the exception that their verifiable gross income must be equal to or greater than **3x their monthly payment amount**. In order to verify applicant income, **PMI Mountain West** relies on a third-party verification service called Plaid. All applicants will start the verification process within this application. Application submittals are not considered complete until an automated income verification report from Plaid has been received by the person processing your application. PMI fully complies with Fair Housing Law. We do not discriminate against persons because of Race, Color, National Origin, Religion, Sex, Familial Status, and Disability. We also comply with all state and local fair housing laws.

Debt-to-Income (DTI) Ratio: Applicants must demonstrate an acceptable debt-to-income ratio. The total monthly debt obligations reported on the credit report, including the proposed rent, must not exceed **fifty percent (50%)** of the applicant's gross monthly income. If an applicant's debt-to-income ratio exceeds 50%, the application will be automatically denied. If there are co-applicants, combined income and debt obligations may be considered to determine qualification.

Credit History: Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history. Contingent on your credit, a specific deposit amount will be required. Credit for all applicants over the age of 18 will be taken into consideration.

Average Credit Score Thresholds:

650+ | Security Deposit equal to one month of rent
600-649 | Security Deposit equal to 1.5x monthly rent OR Guarantor
550-599 | Security Deposit equal to 2x monthly rent OR Guarantor **& the Credit Builder Program**
500-549 | Security Deposit equal to 2.5x monthly rent OR Guarantor **& the Credit Builder Program**

Late Payment History: Applicants must demonstrate a consistent history of timely payments to creditors. The following standards apply:

Recent Late Payments:

One or more late payments reported within the past three (3) months will result in an automatic denial of the application, with no option for a guarantor or increased security deposit. Medical-related late payments may be considered for exception at management's discretion.

Pattern of Late Payments:

Late payments to three (3) or more creditors within the previous thirty-six (36) months by any individual applicant or co-applicant will result in automatic denial, with no option for a guarantor or increased security deposit. Medical-related late payments may be considered for exception at management's discretion.

Co-Applicant Consideration:

If one applicant does not meet the above criteria, but other co-applicants fully comply and independently qualify for the lease, the application may still be considered based on the qualifying applicant(s).

Guarantor Requirements: Guarantor must have verifiable gross income of at least 5x monthly rent and a minimum credit score of 650.

Guarantor Credit Parameters:

- 600–649 | Security Deposit equal to 1.5x monthly rent
- 550–599 | Security Deposit equal to 2x monthly rent
- 549 or below | Automatic Denial

Guarantors with income below 5x monthly rent may be considered only if all of the following are met:

- Credit score of 650 or higher
- Income of at least 3x monthly rent
- Tenant applicants' combined income of at least 1.5x monthly rent

Bankruptcy: Exceptions will be made if bankruptcy is due to divorce, medical bills, or student loans. Otherwise, any bankruptcy that was discharged less than 3 years ago constitutes an automatic denial of the application. If there are other co-applicants who are in compliance with this issue, who can qualify for a lease, then we may proceed.

Balance of Collections or Charge-offs: If an applicant's credit report reflects a total balance of collections or charged-off accounts equal to or greater than $300, the application may still be considered with either a qualified guarantor or a security deposit equal to two (2) times the monthly rent. Medical-related collections or charge-offs may be considered for approval at management's discretion. If the combined total balance of collections or charged-off accounts across all applicants exceeds $500, the application will be automatically denied. Medical-related collections or charge-offs may be considered for approval at management's discretion.

Criminal Background Check: Residency may be denied due to criminal history.

Maximum Occupancy: Two people per bedroom + one

Upon Approval: The property will stay on a temporary hold while we underwrite your lease. The lease will be sent out for the agreed upon move in date through Rentsign for you to review and sign online. You will have up to 48 hours to review and sign the lease once it has been sent to you. After the lease has been signed we will place the property on a wait-list. Once your initial payment has been made and cleared we will, on the morning of your lease start date, provide you with possession of the home including keys, remotes or other items necessary for access.

Property Condition: Applicant is strongly encouraged to view the Property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition. Should Applicant and Landlord enter into a lease, Applicant can request repairs or treatments (see question section below).

Sight Unseen Addendum: If any leaseholders have not physically seen the property prior to a lease being signed, a "Sight Unseen Addendum" will be required to be signed by all leaseholders.

Homeowners Association (HOA) Restrictions on Business Activity: Applicants who intend to conduct business at the property that involves customers or clients visiting the premises must verify whether the property is located within a Homeowners Association (HOA). **If the property is part of an HOA, applications involving customer or client traffic cannot be approved due to HOA restrictions**. It is the applicant's responsibility to inquire about the property's HOA status before submitting an application if this applies.

Pets

Pets may be permitted with prior written approval from management and completion of a pet profile through OurPetPolicy. Pet rent and pet fees apply per pet. Pet weight will be determined based on veterinary records or management verification. If approved, the following pet rent and non-refundable pet fee structure will apply:

Weight Range	Monthly Pet Rent	Non-Refundable Pet Initiation Fee
0–25 lbs	$50/month	$400
25–50 lbs	$55/month	$450
50–75 lbs	$65/month	$500
75–100 lbs	$80/month	$600

Pets weighing **more than 100 lbs are not permitted.**

Pets **under 12 months of age require an additional $250 pet fee** due to the increased risk of property damage associated with teething, potty training, digging, and other early-stage behaviors.

Additional pets will be discounted to 50% of the above stated pet initiation fee, with the largest animal being considered the primary pet.

Restricted Breeds

Due to insurance and liability requirements, the following breeds and mixes are not permitted:

- Akita
- Alapaha Blue-Blood Bulldog
- Alaskan Malamute
- American Bulldog
- American Bully
- American Staffordshire Terrier
- Bulldog
- Bull Terrier
- Bully Kutta
- Cane Corso
- Doberman Pinscher
- German Shepherd

Great Dane
Malamute
Miniature Bull Terrier
Olde English Bulldogge
Pit Bull
Pit Mix
Pyrenean Mastiff
Rottweiler
Spanish Bulldog
Staffordshire Bull Terrier
St. Bernard
Tibetan Mastiff

All pets must be disclosed and approved prior to occupancy. Unauthorized animals are considered a lease violation.

Management reserves the right to approve or deny any pet based on behavior, property limitations, insurance restrictions, or owner preference.

Service animals and assistance animals will be evaluated in accordance with Fair Housing laws.