

Certification and Authorization to Release Information

Name(s): _____

Property Applying For: _____

Certification:

I understand that this is a routine application to establish credit, character, employment, and rental history. I also understand that this is NOT an agreement to rent and that all applications must be approved prior to entering into any agreement to rent. I authorize verification of references given. I declare that the information provided in my rental application is true and correct, and I agree that the landlord may terminate my agreement entered into in reliance on any misstatement. I acknowledge receipt of the rental criteria that will be used in determining my eligibility to rent the property.

Authorization to Release Information:

To Whom It May Concern:

I have applied for residency with Pierman Property Management. As part of the application process, Pierman Property Management may verify all information contained in my rental application and in any other documents required in connection with the application. I authorize you to provide to Pierman Property Management any and all information/documentation that they request. Your prompt response is greatly appreciated.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Joseph Pierman
Owner/Broker
Pierman Property Management
BRE License #01873610

Phone: 916-237-RENT (916-237-7368)
Fax: 916-307-5932
Email: Joseph@PiermanPM.com
Mail: PO Box 476, Citrus Heights, CA 95611



Tenant Screening Criteria (Effective 10/13/17)

Application Requirements

- Applications will be considered first according to how soon the household is willing take possession of the property, and then in the order in which applications are received.
- Applicants should be prepared to provide property manager with all necessary documents in a timely manner during the application process. The application may be denied if obtaining such documentation is taking an unreasonable amount of time, or requests for documents go unanswered.
- Payment of the security deposit and signing of the lease agreement will be due within 48 hours upon approval of the application. Failure to pay the deposit and sign the lease may result in cancellation of the application.
- All adults and emancipated minors must complete a separate rental application.
- Applicants under the age of 18 must provide proof of emancipation.
- Each applicant must pay an application fee of \$30 U.S. dollars.
- If any application fee payment is reversed for any reason, it will result in an immediate denial of the application.
- If any information provided on the application is found to be untrue it will result in an immediate denial of the application.
- If any applicant threatens, is hostile or disrespectful towards, or attempts to coerce or fraud landlord or landlord's agent during the application process, it will result in an immediate denial of the application. Such applicants will also become permanently ineligible for tenancy with Pierman Property Management.
- A credit report, eviction report, and criminal background report will be pulled for all applicants. Tenant provided reports will not be accepted.
- Approved applicants will be required to carry renter's insurance.
- We do not accept co-signers in lieu of meeting the minimum rental criteria. Each applicant must meet the minimum rental criteria in order to be approved.
- If the application is denied, applicants that applied together will also be denied together.
- Applicants that are denied will not be re-considered for tenancy with Pierman Property Management for 12 months following denial.

Income Criteria

- Household's combined gross monthly income must be at least three times the amount of the monthly rent.
- All income must be verifiable, or will not be counted as income.
- Employment income must be verified by at least 3 most recent months of pay stubs to be provided by applicant.
- Self-employment income must be verified by IRS tax transcripts.
- Borrowed money, such as student loans or personal loans, do not count towards income.
- Section 8 and other rent subsidy programs do not count towards income.

Credit Report Criteria

- FICO Score will not be considered.
- Number of recent inquiries will not be considered.
- Collection accounts for medical debt will not be considered.
- Collection accounts for student loans will not be considered.
- Any eviction or debt owed to a landlord will result in denial of the rental application.
- Any collection account or for gas, electric, water, sewer or garbage bills will result in denial of the rental application.
- Any bankruptcy that has not yet been discharged will result in denial of the rental application.
- Any collection account in the past 2 years will result in denial of the rental application.
- More than 2 collection accounts in past 5 years will result in denial of the rental application.

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- Total Collections amount of \$3,000 or more will result in denial of the rental application.
- Vehicle repossession in the past 2 years will result in denial of the rental application.
- More than 2 late payments in past 12 months will result in denial of the rental application.

Rental History Criteria

- All domestic rental history / primary residence history for the past 5 years must be verifiable.
- All domestic rental history for 3 most recent landlords must be verifiable.
- In order to be considered verifiable, the landlord or landlord's licensed agent must be able to be contacted and must complete a written questionnaire about your rental history. Tenant provided rental references will not be accepted.
- In order for rental history to be considered verifiable, you must be named in the lease agreement.
- Any report of unauthorized occupants or unauthorized subletting will result in denial of the rental application.
- Any eviction or debt owed to a landlord will result in denial of the rental application.
- Being asked to vacate for non-payment, illegal activity, or lease violations will result in denial of the rental application.
- More than 2 late rent payments during 12 most recent months of rental history will result in denial of the rental application.
- Any rent payment more than 10 days late during 12 most recent months of rental history will result in denial of the rental application.
- Any NSF payment during 12 most recent months of rental history will result in denial of the rental application.
- Failure to pay late fees in a timely manner will result in denial of the rental application.
- Failure to reimburse landlord in a timely manner for amounts paid towards utilities, tenant induced damages, or other financial obligations due under the lease agreement will result in denial of the rental application.
- Any report of illegal activity taking place at property will result in denial of the rental application.
- Any report of excessive damages will result in denial of the rental application.
- More than one report of a noise complaints or lease violation in the past 12 months will result in denial of the rental application.
- Any report of unauthorized pets will result in denial of the rental application.
- Any damages consistent with indoor marijuana growing operations, including removal or carpets, modifications to electrical systems, HVAC systems, or irrigation systems will result in denial of the rental application.
- Any report of calling code enforcement without first notifying the landlord of the condition and allowing a reasonable amount of time for landlord to make the necessary repairs will result in denial of the rental application.
- Any report of tenant causing a cockroach infestation will result in denial of the rental application.

Criminal History Criteria

A conviction for any of the following offenses will result in an automatic denial of the application:

- | | |
|-------------------------|----------------------|
| • Terrorism | • Armed robbery |
| • Rape | • Cruelty to animals |
| • Domestic violence | • Human trafficking |
| • Assault | • Prostitution |
| • Child abuse | • Fraud |
| • Gang related violence | • Theft by check |

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