



Application Information

Who needs to apply and what are your application fees?:

Every resident age 18 or older must apply and pay an application fee of \$80 per applicant.

Social Security or Tax-ID Number:

Each adult applicant must present evidence of a valid Social Security or Tax ID Number for the purpose of obtaining a credit report and matching to a photo ID.

Employment and Income:

Applicants must have a combined verifiable monthly income from a local employer equal to or greater than three times the monthly rental rate.

Rental History:

Applicants must have a history of satisfactory rent payments and occupancy with all previous landlords. Applicants must have given sufficient notice-to-vacate at their last address. Judgments and evictions from any previous landlord are considered bad credit.

Credit Report:

PMP Carolinas purchases a credit report on all applicants and requires good credit to be approved. Credit scores above 650 are considered good credit. Scores between 500-650 are considered questionable credit, depending on the rental amount. All scores below 500 are considered bad credit. Questionable and bad credit scores may still be considered depending on the applicant's overall file and lease negotiations.

Lease Preparation and Risk Mitigation Fee:

All leases have a \$100 lease preparation fee due upon application approval. Depending on credit an additional risk mitigation fee may be due. It has been shown through both statistical and historical analysis that an applicant's overall credit rating directly affects the risk and likelihood of default, damages and unpaid rent for the landlord. Applicants with a lower overall

credit rating pose a significantly higher risk and liability. In an effort to mitigate that risk and allow applicants with a less than perfect credit rating to still gain approval for their chosen property we have implemented a scoring model that allows applicants to pay a fee to offset the increased risk and exposure the landlord faces in approving them with lower than a good credit score

Criminal History:

Applicants may be denied for any felonies of illegal manufacture or distribution of a controlled substance within the last 7 years, felonies resulting in bodily harm or intentional damage or destruction of property within the last 7 years. Applicants may also be denied for any sexual related offenses for any time period. Fair Housing and Equal Opportunity. As a company, we do business in accordance with the Federal Fair Housing Law and welcome Persons of all Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.