



Pineapple Property Group, LLC

## **Application Approval Policy**

Application approval is based on the following criteria:

### **1. Age**

Each occupant over 18 years old must complete a separate application with associated credit and background check

### **2. Fee**

Payment of a \$49 application fee for each applicant

### **3. Income**

Applicant monthly income must be at least 250% (two and a half) times the monthly rental rate before utilities. If Applicant does not meet this requirement, a \*co-signer will be required before approval is granted.

### **4. Credit:**

- a. Minimum credit score 620 is required.
- b. If the credit score is below 620 approval might still be obtained with either:
  - i. a \*co-signer with a credit score of 650
  - ii. an increased Security Deposit and good rental references, as solely determined by landlord/agent

### **5. Personal History**

- a. Approval is conditioned upon favorable rental references - negative summaries are grounds for denial
- b. Applicants with Evictions within the last eight years will not be considered
- c. Applicants with any charges of a sexual, theft, violence, or drug nature, will not be considered.

### **6. Pets (for those properties accepting pets)**

- a. Will be allowed with good rental reference
- b. 1 or 2 pet maximum (varies)
- c. Maximum dog weight will need to be reviewed and accepted by Landlord. Certain exceptions may be considered when an increased rent and/or deposit are provided, cleaning fees, or possible increase in inspection frequency.

### **7. Service Animals:**

Service animals will be accepted upon provision of reasonable evidence of medical need (e.g. Applicant must show a recent Doctor's note, certificate or any other form of documentation for their animal). Service animals will not be charged a Pet Fee or any additional deposits

Multiple applications may be received for the same rental unit. An approved application does not guarantee that a lease will be initiated as relative qualification vis-à-vis other applicants will determine landlord preference (e.g. timing, qualification and other factors).

Following approval, the rental unit will only be held for applicant with a signed rental agreement with all initial rent, deposits and fees fully paid.

\*Co-Signers must meet the above rental criteria the same as any Applicant and must agree to all lease terms.

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PINEAPPLE PROPERTY GROUP, LLC; AS AGENT