

# PANKEY PROPERTIES

## QUALIFYING STANDARDS

### OCCUPANCY STANDARDS

- Maximum of 2 persons per bedroom

### INCOME REQUIREMENTS

- Monthly **rent** cannot exceed one third of monthly **income**.
- Income requirements can be based on combined incomes or one individual's income.

### RENTAL HISTORY

- Minimum of one year verifiable rental history in good standing through an apartment community, real estate company or mortgage company.
- No rental and/or mortgage history will require additional Qualifying Fee. All other qualifications must be met.
- Under no circumstances will any persons be accepted who have been placed under eviction or placed for collection.

### ADDITIONAL QUALIFICATIONS

- Verifiable income.
- Good reports from credit references and background checks, including criminal history.
- Co-signers are not accepted unless with a full-time student, however, students must meet all qualifications other than income.
- Must be over 19 years of age to sign lease.
- Drivers License with photo ID required upon receipt of application
- Specified fee must be received in order to process an application
- Copy of bank check is required to verify checking account.
- Background checks are required on all occupants over the age of 18.
- **MUST HAVE CURRENT RENTER'S INSURANCE POLICY WHICH PROVIDES AT LEAST \$100,000 PERSONAL LIABILITY COVERAGE IN EFFECT AT TIME OF MOVE-IN.**

*In accordance with Fair Housing rules, **no exception** to the above Qualifying Standards can be made.*

**I have read and understand the above Qualifying Standards.**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date