



Welcome to PMI Biscayne Bay

Thank you for your interest in our property! Please read and complete all information sections provided. If you have any questions, contact us immediately. You will be contacted by the leasing office on the status of your application. As a company, we do business in accordance with all Federal, State and Local Fair Housing Laws and welcome All Persons regardless of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or expression, and/or status as a victim of domestic violence, dating violence, or stalking, and/or source of income or any other protected characteristic.

RESIDENT SELECTION CRITERIA

1 - All adult applicants, 18 or older, must submit a fully completed, dated and signed residency application and fee. All applicants must provide a valid, government-issued photo ID as proof of identity. A non-refundable application fee of \$75 will be required for each adult applicant. Applicants may be required to pay an additional application fee or an additional security or damage deposit to a condo/homeowner's association and be approved by this condo/homeowner's association prior to moving in. In case applicant is approved by our screening process and for reasons out of this company's control is not approved by the condo/homeowner's association, this company will refund the \$75 application fee to the applicant or applicants.

2 - **Petscreening is a required part of the application process for all applicants:** Pets may be allowed based on the property, with approval. **A refundable pet deposit of \$500.00 and a \$45.00/ month pet rent will be required**, as well as a completed pet application for each pet. The cost for this is **\$20 for the first pet and \$15 for each pet thereafter** and is conducted through <https://pmibiscaynebay.petscreening.com>. Medically necessary animals for the benefit of the occupant(s) are permitted with valid documentation from medical or mental healthcare providers. Fees and deposits are waived for assistance animals. ***Breed restrictions apply to pets; breed restrictions do not apply to assistance animals.

3 - Upon approval, residents are required to enroll in our Resident Benefit Package: \$50 monthly Tenant benefit package which includes- Monthly Filters, \$1M Identity Theft Protection, Credit Building, and a Resident Rewards Program, Utility concierge and Pest Control.

4 - Resident Liability Insurance coverage is required and tenants are automatically enrolled in the PMI provided program at a cost of \$12.95/month, unless proof of resident liability insurance is provided in the amount of \$100,000.

5 - **Applicants will be required to pay a one-time tenant set-up fee of \$100.00 with move-in funds.** This fee is per household and covers tenant portal configuration, lease ordering expenses, and an extensive third-party move-in inspection.

6 - Applicants must have a combined gross income of at least 2.5 times the monthly rent. Our Tenant Scoring Matrix will take into consideration the applicant's credit score, rental pay history, rental duration, bankruptcy history, move out condition history, income, collection accounts, and past landlord references. A minimum of 2 years residential history or ownership history is required. If applicant cannot present 2 years of rental history because of age at the time of application, rental duration criteria will take into consideration the period the resident lived as a minor in a residential unit. We reserve the right to require a co-signer if application scores between 22 and 33 points in our Tenant Scoring Matrix.

7 - APPLICANT understands and agrees that multiple applications may be taken by Landlord or Management for the same property and Landlord or Management may approve a qualified applicant in the order applications were received. APPLICANT understands that some applicants may be offering to pay amounts exceeding the advertised rent and APPLICANT agrees and understands that Landlord or Management may choose to accept an applicant who is offering to pay an amount exceeding the advertised rent.

8 - Rental credit history and or civil court records must not contain eviction filing, landlord collections, liens or open bankruptcy within the past 7 years.

9 - Self-employed applicants who cannot prove a combined gross income of at least three times the monthly rent shall be required to produce, upon request, 6 months of bank statements and non-employed individuals must provide verifiable proof of income. All sources of other income must be verifiable if income is needed to qualify for a rental unit.

10 - Background and criminal record checks. All applicants and household members over 18 years of age will be screened for criminal history. All applicants shall disclose in their application if any household member(s) have criminal charges pending at the time of application and if so, where and what the pending criminal charges are. A history of any of the following by any household member is cause for rejection of an application for housing:

I. A felony conviction or adjudication other than an acquittal of sex offenses (including but not limited to forcible rape, child molestation, and aggravated sexual battery), kidnapping, arson, crimes involving explosives, and the illegal manufacture of controlled substances or manufacture of illegal drugs.

II. Within 10 years from the completion of any sentence, probation, or parole for a felony that involved bodily harm against a person, including but not limited to: murder, homicide, manslaughter, armed robbery, aggravated assault, or any felony of violence that may establish that the applicant constitutes a direct threat to the health or safety of other individuals or to the property.

III. Within 7 years from the completion of any sentence, probation, or parole for a felony that involved damage to or destruction of property, fraud, or any felony of violence that may establish that the applicant constitutes a direct threat to the health or safety of other individuals or to the property.

III. Within 5 years from the completion of any sentence, probation, or parole for a felony that involved stalking, weapon offenses, burglary, theft, auto theft, buying, receiving or possession of stolen property, or sales or trafficking in an illegal drug or controlled substance.

IV. Within 3 years from the completion of any sentence, probation, or parole for any other felony for a crime involving the illegal personal use of a controlled substance (other than sales, trafficking, or manufacture), illegal gambling, prostitution, commercialized vice, embezzlement, or forgery.

V. Within 3 years from the completion of any sentence, probation, or parole for any misdemeanor or ordinance violation for a crime of violence that may establish that the applicant constitutes a direct threat to the health or safety of other individuals or the property.

VI. Within 3 years from the completion of any sentence, probation, or parole for any felony or any misdemeanor involving trespass.

VII. Except, the following shall be excluded from consideration: Juvenile adjudications that do not qualify as convictions under state law; and expunged, purged, or sealed convictions.

11 - Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

12 - Applicants will be required to pay a security deposit prior to lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit based on your tenant screening results if application scores between 22 and 33 points on Tenant Scoring Matrix. Our Tenant Scoring Matrix will take into consideration the applicant's credit score, rental pay history, rental duration, bankruptcy history, criminal history, income, collection accounts, and past landlord references.

13 - The number of occupants in a dwelling is limited to two (2) persons per bedroom plus one (1) additional person. For example, five (5) persons total in a two bedroom dwelling; seven (7) persons total in a three bedroom dwelling.

14 - Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co-signers, and/or additional advance rent payments may be required. Your selection will be based on the score you receive on the Tenant Scoring Matrix.

15 - Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law. ****PLEASE NOTE** THE APPLICATION FEE IS NON-REFUNDABLE REGARDLESS OF APPLICATION STATUS, I.E: APPROVED, DECLINED, OR NOT PROCESSED** **ALSO NOTE** APPLICATION FEE IS NON-REFUNDABLE IF YOU APPLY TO RENT A PROPERTY SIGHT-UNSEEN AND LATER DECIDE TO NOT RENT THE PROPERTY.**