



PINE FOREST
— H O M E S —



4021A NE 2nd Way • Gainesville, FL 32609 • (TTY) 800-955-8771 • (352) 335-2365

RESIDENT SELECTION CRITERIA

Applicant(s)

- All adults who will occupy the home must submit a fully completed application.
- All applicants must provide a copy of a state-issued photo identification and social security card.
- Failure to provide, in a timely manner, any required documentation or other information requested by management may result in the cancelation of the application and forfeiture of the application fee.

Employment / Income

- Applicant(s) must have a verifiable combined gross income of at least three times the monthly rent.
- Copies of applicant's two most recent bank statements may be required for any applicant.
- Self-employed applicants may be required to provide copies of up to two years of tax returns or 1099s.

Rental History

- A minimum of two years of positive residential rental history is required.
- Previous rental history reports from landlords should reflect on-time monthly payments, no monies owed and sufficient notice of intent to vacate.
- Previous landlords should also verify there were no complaints regarding noise, disturbances or illegal activities, unauthorized occupants and no damage to unit during tenancy or at move-out.

Credit History

- Each applicant must have a minimum Experian FICO credit score of 650.
- Any evictions or collections filed against applicant by a previous landlord must be disclosed on the application. Failure to disclose such information may result in automatic denial of the applicant.
- Credit history and or Civil Court records should not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five years.

Criminal History / Background

- Criminal records must contain no convictions for felonies for crimes involving violence against persons, damage or destruction of property, firearms, manufacture or distribution of controlled substances within the past seven years, and no sexual offenses ever.
- Any and all charges for a felony offense must be disclosed on the application, even if there is no conviction. Failure to disclose such information may result in automatic denial of the applicant.
- Having a criminal background is not grounds for automatic denial of the applicant. Consideration will be made for the type of crime and length of time since the offense occurred.

Management reserves the right to require an increased security deposit of up to two times the monthly rent for any applicant who does not meet all of the criteria contained herein.

Property Manager
Lisa Hunt

www.PineForestHomes.biz
Fax: (352) 379-8684

Resident Manager
James Gatmaitan