

- You have been evicted by a landlord within the last 5 years.
- You owe money to a previous landlord.
- You have an open bankruptcy.
- Some felony convictions may include crimes against a person or property, manufacturing or distribution of a controlled substance, sex-related crimes, and/ or theft by check or fraudulent check-related offenses.
- Your identity cannot be verified.

We use TranUnion's ResidentScore as a part of our screening process. ResidentScore analyzes risk concerning rental screening and credit information to produce a score between 350 and 850. ResidentScore is not the same as a credit score that you might obtain directly from a credit reporting agency.

A guarantor may be allowed in cases where the applicant's ResidentScore cannot be determined by Transunion and/or the applicant does not meet the income requirement. The guarantor must have a verifiable gross income of 4 times the monthly rent, and have an acceptable ResidentScore.

The gross monthly income of all applicants combined must be at least 3 times the monthly rent. Self-employed applicants may submit a signed previous year's filed tax return to verify income equal to 3 times the monthly rent or show an average bank balance equal to 6 times the monthly rent.

Documentation Requirements

Documentation Requirements may include, but are not limited to:

- Virtual identity verification with government-issued photo identification is to be completed by all applicants through VeriFast. Applicants may be asked for additional identification if the information provided does not match our screening records.
- Proof of income for all applicants must be provided through VeriFast. Proof of income may include verification through bank account, most recent pay stub, Military LES, or signed offer letter on company letterhead stating monthly income and start date, and/or other forms of income.

Pet/Animal Policy

To help ensure ALL of our residents understand our pet and animal-related policies, we require everyone to complete a third-party screening and review processing including applicants with no pets. This process ensures we have formalized pet and animal-related policy acknowledgments and accurate pet/animal records. PetScreening charges \$30 per pet for a household pet screening. This is a separate charge from the rental application fee. There is no charge for the

profile created for an assistance animal accommodation request and no charge for the profile created for residents without a pet/animal. A link will be emailed to you to complete a pet/animal application through [Petscreening.com](https://www.petscreening.com)

Only pet owners will need to pay the profile renewal fee. Assistance Animal and no-pet profiles renew at no cost.

There is an upfront Pet Administration Fee of \$400 for the 1st pet and \$250 for each additional pet. Tanked, caged or animals kept in an enclosure will be charged \$250 per enclosure. There is no fee for verified assistance animals. Monthly fees for pets will range between \$30 and \$80 per month per pet.

Only select properties allow pets. The following breeds are not permitted: Pit Bulls, Alaskan Malamutes, Rottweilers, Akita, Chow, American Staffordshire Terrier, and American Bulldog. Doberman Pinscher, Boxer, German Shepherd, Great Dane, Siberian Husky, Wolf-hybrid, Presa Canario, and any dog that has any of the above breeds in their lineage. If a dog has a history of violent behavior it is not allowed on the property.

Assistance animals which include service animals and support animals are not considered pets and are not subject to any fees. We do require a complete and approved screening via [PetScreening.com](https://www.petscreening.com). PetScreening will request the necessary documentation to verify the assistance animal.

Lease Terms And Additional Information

Our minimum lease term is 12 months. No short-term leases are available unless the listing provides this option.

Security Deposit Options

At PURE Property Management, we offer two options for security deposits. The first option is a traditional security deposit, where a lump sum is paid at move-in and is held on account for the duration of your tenancy. If your account does not have a final balance due, then the full security deposit amount will be refunded.

The second option is our Security Deposit Replacement Program. With this option, you will pay a monthly non-refundable fee for the duration of your tenancy instead of the traditional upfront deposit. No funds will be held to use towards any balance on your account at the time of move out. You as the tenant will still be responsible for any charges assessed at move-out.