



## Rental Application Screening Guideline

Thank you for your interest in renting with Pinnacle Development Group, LLC, we are committed to our community and our residents, by using the guidelines below as an initial screening process we hope to ensure the quality of our experience while residing in one of our properties. Applicants must meet the minimum guidelines below in order to be considered.

- ☐ Valid photo ID
- ☐ Each applicant of 18 years or older will need to fill out an application and non-refundable deposit.
- ☐ Must consent to perform current background check and credit screening.
- ☐ Application fee is \$50.00 (non-refundable) per adult.

### Income Requirements

- ☐ Gross monthly household income must equal 2 1/2 times the stated monthly rent.
- ☐ At least 1 year of law source of income. Application will be denied if the legal source of income can not be verified.
- ☐ Must show proof of income by bringing in your last 4 current pay stubs
- ☐ A credit score of 600 or more is required. An application with insufficient Credit score and Rental requirements will be considered and shall require an additional security deposit and/or a Co-Signer.
- ☐ Application will be denied if the legal source of income cannot be verified.

### Rental Requirements

- ☐ Eviction-free rental history is required.
- ☐ Landlord will review the criminal record to determine whether the applicant has been convicted or plead guilty to any crimes. Serious convictions or any drug related convictions will result in denial of the application.
- ☐ If a landlord gives a negative reference or refuses to give a reference, the application may be denied. Upon Approval:
- ☐ The Security deposit- based upon credit, the security deposit is 1 or 2 months the monthly rent, must be paid in full within 72 hrs of application approval.
- ☐ All required documents must be submitted- proof of income, valid photo ID and completed online application.
- ☐ Move in date - the move in date must be no later than 14-18 days from apartment availability date or application approval date.

### Please note:

Our company works on a first come, first serve basis. We will ONLY place an apartment on hold and no longer hold showings once a security deposit is paid in FULL on the unit.

O.860.827.1110 | 33 Court Street, Suite 1, New Britain CT 06051 |  
[leasing4pdg@gmail.com](mailto:leasing4pdg@gmail.com)