



Acknowledgement of Receipt of Rental Criteria and Authorization to Release Information

Name(s): _____

Property Applying For: _____

Acknowledgement of Receipt of Rental Criteria:

I understand that this is a routine application to establish credit, character, employment, and rental history. I also understand that this is NOT an agreement to rent and that all applications must be approved prior to entering into any agreement to rent. I authorize verification of references given. I declare that the information provided in my rental application is true and correct, and I agree that the landlord may terminate my agreement entered into in reliance on any misstatement. I acknowledge receipt of the rental criteria that will be used in determining my eligibility to rent the property.

Authorization to Release Information:

To Whom It May Concern:

I have applied for residency with Pierman Property Management. As part of the application process, Pierman Property Management may verify all information contained in my rental application and in any other documents required in connection with the application. I authorize you to provide to Pierman Property Management any and all information/documentation that they request. Your prompt response is greatly appreciated.

Signature: _____ Date: _____

Joseph Pierman
Owner/Broker
Pierman Property Management
DRE License #01873610

Phone: 916-237-RENT (916-237-7368)
Fax: 916-307-5932
Email: Joseph@PiermanPM.com
Mail: PO Box 476, Citrus Heights, CA 95611





Tenant Screening Criteria (Effective 8/25/2022)

Application Requirements

- Applications will be considered in the order in which they are received except in the event that multiple applications are received in a short period of time, in which case those applications will be prioritized according to how soon the household is willing and able to pay the rent and security deposit, sign the lease agreement, and take possession of the property.
- Applications will be considered received only after all adults and emancipated minors have submitted separate rental applications, paid the application fees, and submitted all required documentation, including but not limited to: complete answers to all application questions, complete history of prior addresses and landlord contact info, proof of income documents, identification documents.
- Application must be for one specific home. We do not accept general applications. You may only apply for one rental at a time.
- We require that you schedule a tour and view the home prior to submitting a rental application. We do not allow pre-applying for the home contingent upon viewing the property at a later time. Your application will not be considered received until all members of the household involved in the decision to rent have viewed the home. Later delaying the signing of the lease agreement because additional members of the household still need to see the home may result in denial of the rental application.
- Scheduling an appointment and then not showing up on time or providing advanced notice of cancellation will disqualify you from renting the home and from renting other homes with Pierman Property Management.
- Applicants should be prepared to provide property manager with all necessary documents in a timely manner during the application process. The application may be denied if obtaining such documentation is taking an unreasonable amount of time, or requests for documents go unanswered.
- Payment of the security deposit and signing of the lease agreement will be due within 48 hours upon approval of the application. Failure to pay the deposit and sign the lease may result in cancellation of the application.
- All adults and emancipated minors must complete a separate rental application.
- Applicants under the age of 18 must provide proof of emancipation.
- Each applicant must pay an application fee of \$50 U.S. dollars.
- If any application fee payment is reversed for any reason, it will result in an immediate denial of the application. Such applicants will also become permanently ineligible for tenancy with Pierman Property Management.
- If any information provided on the application is found to be untrue it will result in an immediate denial of the application. Such applicants will also become permanently ineligible for tenancy with Pierman Property Management.
- If any applicant threatens, is hostile or disrespectful towards, or attempts to coerce or fraud landlord or landlord's agent during the application process, it will result in an immediate denial of the application. Such applicants will also become permanently ineligible for tenancy with Pierman Property Management.
- A credit report, eviction report, and criminal background report will be pulled for all applicants. Tenant provided reports will not be accepted.
- We will not accept standardized / reusable screening reports as referenced in Assembly Bill 2559.
- Approved applicants will be required to carry renter's insurance.
- We do not accept co-signers in lieu of meeting the minimum rental criteria. Each applicant must meet the minimum rental criteria in order to be approved.
- Nobody may be added to the lease agreement that will not actually be residing in the home.

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- If the application is denied, applicants that applied together will also be denied together.
- Applicants that are denied will not be re-considered for tenancy with Pierman Property Management for 36 months following denial.

Income Criteria

- Household's combined gross monthly income must be at least three times the amount of the monthly rent.
- All income must be verifiable, or will not be counted as income.
- Employment income must be verified by at least 3 most recent months of pay stubs to be provided by applicant.
- Self-employment income must be verified by IRS tax transcripts.
- Borrowed money, such as student loans or personal loans, do not count towards income.

Credit Report Criteria

- Unless a higher or lower minimum credit score has been specified for the property, each applicant must have a minimum credit score of at least 575, and the household must have an average credit score of at least 670, as shown on the credit report(s) pulled by Pierman Property Management through TransUnion's SmartMove website.
- All applicants must approve Pierman Property Management's TransUnion SmartMove request in order for their credit report to be provided. This must be done in such a way that the reports integrate with our property management software, so please follow the provided instructions carefully. Applicant provided credit reports will not be accepted, including those that they may have pulled through TransUnion using other methods.
- TransUnion SmartMove reports must be authorized by all applicants within a reasonable time upon request. If this cannot be done immediately, it is generally expected that it will at least be done on the same calendar day of the request. If such request is not authorized in a timely manner, your application will be declined.
- Any eviction or debt owed to a landlord will result in denial of the rental application. If any debt is alleged to meet the definition of "COVID-19 rental debt", applicant shall provide evidence of such upfront at the time of application before the application will be considered complete/received.
- Any account written off or in collections for gas, electric, water, sewer or garbage bills will result in denial of the rental application, unless applicant can provide proof that the balance has since been paid off.
- Any bankruptcy that has not yet been discharged will result in denial of the rental application.
- Any write off or collection account in the past year will result in denial of the rental application.
- More than 2 write offs or collection accounts in past 5 years will result in denial of the rental application.
- Total write off / collections balance of \$3,000 or more will result in denial of the rental application.
- Any vehicle repossession in the past 3 years will result in denial of the rental application.

Rental History Criteria

- All rental history / primary residence history for the past 5 years must be verifiable.
- All domestic rental history for 3 most recent landlords must be verifiable.
- We may inquire into earlier rental history as well, and all history verified must be satisfactory or the application will be denied.
- In order to be considered verifiable, the landlord or landlord's licensed agent must be able to be contacted and must complete a written questionnaire about your rental history. Tenant provided rental references will not be accepted. If any landlord refuses to complete the questionnaire in its entirety, it will result in denial of the rental application.
- In order for rental history to be considered verifiable, you must be named in the lease agreement. If your history includes living in homes without the knowledge and written consent of the owner, it will result in denial of the application.

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- Any report of unauthorized occupants or unauthorized subletting will result in denial of the rental application.
- If an eviction lawsuit has ever been brought against you by a landlord, it will result in denial of the rental application.
- Any money judgement related to the rental of real property will result in denial of the rental application, even if the balance has subsequently been paid.
- Any debt owed to a landlord will result in denial of the rental application.
- Being asked to vacate for non-payment, illegal activity, or lease violations will result in denial of the rental application.
- Any breach of contract for vacating the property prior to the end of the lease term will result in denial of the rental application.
- More than 1 late rent payment during any 12 month period will result in denial of the rental application.
- Any rent payment more than 5 days late will result in denial of the rental application.
- Any NSF payment during 24 most recent months of rental history will result in denial of the rental application.
- Failure to pay late fees in a timely manner will result in denial of the rental application.
- Failure to reimburse landlord in a timely manner for amounts paid towards utilities, tenant induced damages, or other financial obligations due under the lease agreement will result in denial of the rental application.
- Any report of illegal activity taking place at property will result in denial of the rental application.
- Any report of excessive damages will result in denial of the rental application.
- More than one report of a noise complaint or lease violation within any 12 months period will result in denial of the rental application.
- Any report of unauthorized pets will result in denial of the rental application.
- Any damages consistent with indoor marijuana growing operations, including removal or carpets, use of grow lights, installation of planter boxes, holes cut in the ceiling, or modifications to electrical systems, HVAC systems, or irrigation systems will result in denial of the rental application.
- Any report of calling code enforcement without first notifying the landlord of the condition and allowing a reasonable amount of time for landlord to make the necessary repairs will result in denial of the rental application.
- Any report of tenant causing a cockroach infestation will result in denial of the rental application.
- Any report of tenant causing a bedbug infestation will result in denial of the rental application.

Criminal History Criteria

A conviction for any of the following offenses will result in an automatic denial of the application:

- Terrorism
- Rape
- Domestic violence
- Assault
- Child abuse
- Gang related violence
- Armed robbery
- Cruelty to Animals
- Human Trafficking
- Prostitution
- Fraud
- Theft by check

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