

Prime 1 Realty – Resident Selection Criteria

1600 E 8th Ave, Ste A200, Tampa, FL 33605 | 813-776-2349 | www.prime1realty.net

Application Requirements

- All adult applicants (18 or older) must submit a fully completed, dated, and signed rental application.
- A **non-refundable application fee** is required for each adult applicant.
- Valid **government-issued photo ID** is required. Applicants must disclose all individuals who will occupy the unit.
- Applicants may also be subject to **condo or HOA approval**, which may involve additional application fees or deposits.

Occupancy Standards

- All adults must be **leaseholders** and meet all qualifications.
- Maximum **occupancy must comply with HUD guidelines** (typically 2 persons per bedroom). Exceptions are considered for infants or dependents.

Income Requirements

- Household **gross income must equal at least 2x monthly expenses**, including rent, debt, and obligations.
- Acceptable income sources include: wages, rental income, alimony, child support, investment income, etc.
- Income must be **verifiable**. Self-employed applicants must provide:
 - Two years of federal tax returns (Form 1040)
 - A 12-month Profit & Loss statement

Credit Criteria

- **Minimum credit score: 650** per applicant.
- Credit history must show:
 - No evictions, collections, liens, judgments, or bankruptcies in the past 5 years
 - No landlord or utility charge-offs
- Credit history may require a **co-signer or additional deposit** in some cases.

Banking Requirements

- Bank statements must show at least **3 months of rent in cash reserves**.
- **Non-liquid accounts** (e.g., retirement, custodial, or investment accounts) do not qualify.

Rental History

- At least **2 years of verifiable rental history** is required.
- Must reflect: timely payments, no complaints, disturbances, or lease violations, proper notice to vacate and clean unit condition, no unpaid balances or NSF checks.

Criminal Background Screening

- A **nationwide screening** will be performed.
- No convictions for violent crimes, battery, sexual offenses, drug manufacturing/distribution, or firearms violations.
- **Felony records** will be reviewed on a case-by-case.
- If adjudication is withheld or deferred, additional documentation may be required and may still result in denial.

Pet Policy

- **Pet-friendly properties** may be available. Restrictions apply based on insurance or HOA regulations.
- Tenants must:
 - Complete a **PetScreening application**
 - Pay a **non-refundable pet fee** and an **additional security deposit**
- **Medically necessary service animals** are accepted without fees per ADA and Florida law.
- Pet liability insurance may be required (offered via MSI).

False Information or Incomplete Applications

- Any falsification or omission of required information will result in **denial**.
- Applications are valid for **30 days** and processed in the order received.

Exceptions

- Exceptions must be submitted **in writing** for landlord review.
- Approved exceptions may require: higher security deposits, co-signers, and advance rent payments.

Fair Housing Commitment

Prime 1 Realty is committed to **Equal Housing Opportunity**. We do not discriminate on the basis of Race, Color, Religion, Sex, National origin, Familial status, Disability, Sexual orientation, Gender identity.