BRIDGE
PROPERTY
MANAGEMENT

RENTAL CRITERIA

Rental applications must be processed simultaneously on all prospective leaseholders 18 years of age and older. A NON-REFUNDABLE Application Fee must be paid for each applicant. Along with the application, you will need to bring a government-issued I.D.

Non-Discrimination Statement: We consider all applications equally regardless of race, color, ancestry, national origin, primary language, age, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income or military or veteran status.

All applications will be evaluated using the following criteria after income qualification approval:

Credit Requirements: A credit report will be processed on each applicant through Transunion Credit Retriever. We use the scoring model called Resident Score – resident score is a TransUnion algorithm that scores applicants taking into consideration the likelihood of their being evicted in the first year of residency based on the ir consumer behaviors.
Credit Accept at 610 and above
Credit Conditional Accept at 560-609
Decline at scores 559 and below
Applicants with thin credit files (little or no credit) will be approved with a Conditional approval. We do not accept reusable credit reports.

Applicants with open bankruptcies will be denied. We will review mitigating circumstances.

All prospective move-ins have the option of paying a refundable security deposit or a nominal monthly fee. The amounts and conditions of the deposits and fees depend on the credit acceptance of the prospective move in. Please confirm with your leasing office the status of your application and confirm which option applies to your credit results. An option must be selected within 72 hours of credit results.

Rental History Standard: Applicant may not have an eviction within the last two years. Applicants who have suffered evictions within the last two years due to insufficient income or who have completed a money management class must provide documentation supporting that to us. No fault evictions will not be held against the applicant. We will review mitigating circumstances. Must not owe more than $800 to a previous landlord.

Criminal Background Check: A criminal background check will be processed on each applicant in compliance with Article 49 of the San Francisco Police Code: Fair Chance Ordinance. Applicant will be denied on the following:
Anyone having been convicted, or currently charged for a felony offense related to sex or terrorism aged under 7 years.
Anyone having been convicted, or currently charged for a misdemeanor offense related to sex or terrorism aged under 7 years.
Anyone having been convicted, or currently charged for a felony offense less than 7 years ago related to drugs, crimes against a person/property, theft, fraudulent check, prostitution, weapons, or cruelty to animals.
Anyone having been convicted of a misdemeanor offense less than 5 years ago related to crimes against a person, drugs, theft, fraudulent check, prostitution, cruelty to animals or weapons.

After applicant has cleared the income qualification requirement: credit, background, and identity verification checks will be completed. See information about identity verification below:

Identity Verification: All applicants must participate in a walk-in validation process by authenticating a one-time pass code sent to their mobile device or agreeing to answer a series of knowledge-based personal questions correctly. Based on the results of the authentication process, applicants may be required to provide additional forms of identification as defined below:

ID Verified – Proceed to final approval
Medium Risk - must provide 2 additional forms of ID from the list of acceptable forms of identification below.
High Risk, Unable to Verify, or Failed Verification results - must provide 3 additional forms of ID from the list of acceptable forms of identification below.

Additional forms of identification could include:
1. State driver's license with photo
2. State-issued identification card
3. Military-issued identification card
4. Valid U.S. passport (showing country of origin)
5. Permanent Resident Alien Card
6. Non-immigrant Visa (F-1, F-2, F-3 Visas)
7. Certificate of U.S. Naturalization
8. Social Security card
9. Birth certificate
10. Current utility bill with name and address

Co-Signers/Guarantors: A co-signer will be an option for the following: applicant does not have sufficient rental history due to first time renting, does not meet income requirements, or does not pass the credit screening performed by Credit Retriever. Co-signers must qualify under the same rental criteria but will be required to have gross income equal to four (3) times the asking rent amount. Please note all co- signers are jointly and severally responsible for the entire lease (including subsequent leases) and the apartment dwelling.

Occupancy Standards: Maximum number of persons per apartment: 2 persons.

Renter's Insurance: All BMR residents are covered by Bridge Investment Group Risk Management, Inc. which fulfills your lease requirement of $100,000 liability coverage.

Pet Requirements: Dogs and cats are allowed. No aggressive breeds allowed. Maximum of 2 animals per apartment. Maximum of 25 pounds per pet. $350 refundable pet deposit applies per unit, along with $35 per pet per month pet rent.

Disqualification: An applicant will be automatically denied for the following reasons:
*Failure to satisfy the minimum credit scoring based on Credit Retriever standards
*Anyone having been evicted within the last 2 years by a previous landlord
*Anyone with an open bankruptcy
*Any unresolved debts to a landlord or mortgage holder over $800. (Unless debt is paid prior to approval of rental application and applicant can provide documentation from the debtor stating the debt is paid in full).
*Falsification of any information on the rental application.

Application Fees: Each adult is charged a non-refundable application fee of $18 if their credit and criminal background check are run.

Addendum: Providing false information or not meeting the rental criteria will result in the application being rejected. I/We have read the above and understand the criteria from which this application will be approved and allow you to obtain our rental history and criminal background

Signature	Date	Signature	Date
Signature	Date	Signature	Date