

**RESIDENT SELECTION CRITERIA  
PINNACLE AT HAMMOCK CROSSINGS**

2206 Hammock Square Drive  
Lynn Haven, FL 32444

It is the policy of Professional Management, Inc. to ensure equal housing opportunity in compliance with the federal Fair Housing Act, the Florida Fair Housing Act, and applicable local laws and not discriminate in housing based on race, age, color, religion, sex, sexual orientation, national origin, political affiliation, handicap, disability, marital status or familial status. Professional Management, Inc. is also committed to complying with all applicable provisions of the Americans with Disabilities Act.

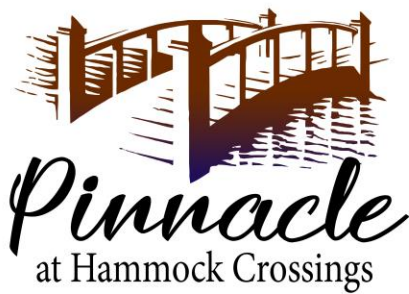
Applicants for residency at **Pinnacle at Hammock Crossings** must satisfy the following processing guidelines and qualifications:

1. A maximum of:           2 persons in a 1-bedroom apartment  
                                  4 persons in a 2-bedroom apartment  
                                  6 persons in a 3-bedroom apartment
2. All monies paid for: application fee, security deposit, and first month's rent will be **"MONEY ORDER OR CASHIER'S CHECK ONLY". Cash will not be accepted.**
3. A copy of your current Driver's License, or current government-issued photo ID (passports are acceptable), and Social Security card (or Individual Taxpayer Identification Number) will be required. Birth Certificates are required for all minors in the household.
4. A criminal and credit report will be obtained on all occupants 18 years or older. The rental background report will be completed before residency acceptance. No evictions, landlord balances or collection history will be accepted within the last two (2) years; if an applicant owes money to a Professional Management, Inc. managed property for any amount of time, the applicant will not be permitted to apply unless the outstanding amount is paid in full. No applicant shall be approved for residency if there is an eviction for cause which has had a judgment entered at a Professional Management, Inc. managed property. Additionally, no applicant shall be approved who has instituted a suit against either Professional Management, Inc. or a Professional Management, Inc. managed property owner. Any applicant with bankruptcy history within the past two (2) years will be denied residency. Applicants may be denied residency based on unfavorable findings in credit history, residential history, criminal convictions and/or income eligibility. Any applicant who is denied residency based upon these criteria may request reconsideration of such denial in writing within 7 days of the applicant's receipt of notification of denial by writing to: Property Management Department, 9095 SW 87<sup>th</sup> Avenue, Suite 777, Miami, FL 33176. Availability cannot be guaranteed during the pendency of a request for reconsideration or at any time.
5. If employed, applicant must present six – eight recent consecutive paycheck stubs and employment verification of income. If self-employed, a copy of applicant's last Income Tax Return is required. Original employment verification letters must be returned before application is approved.
6. Verification of your current and/or previous address including Landlord's name, telephone number, address including apartment number and/or house, and length of residency.
7. **One year's total gross income must not exceed Florida Housing requirements. Monthly income cannot be less than two and a half (2 ½) times the amount of rent.**
8. Applicants receiving child support must show proof of payment receipts. Acceptable verification includes court records, check stubs and bank statements or other financial documentation.
9. If all occupants are full-time students, the household must meet one of the following exceptions: (a) occupants are eligible to file a joint return for federal income tax purposes (b) single parents who are students with all children also being students or (c) students are enrolled in certain Federal, State, or local job training programs.
10. Applicants should not have any outstanding utility bills.
11. The application fees of \$ \_\_\_\_\_ are **not refundable**. Thank you in advance for your cooperation. **WELCOME HOME!**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





2206 Hammock Square Drive  
Lynn Haven, FL 32444

**Prices**

**Families 1-2**  
**1/1 – 60%**

Rent \$550.00  
Washer/Dryer \$ 60.00  
**Total monthly payment \$610.00**

**Families 2-4**  
**2/2 – 60%**

Rent \$670.00  
Washer/Dryer \$ 60.00  
**Total monthly payment \$730.00**

**Families 4-6**  
**3/2 – 60%**

Rent \$779.00  
Washer/Dryer \$ 60.00  
**Total monthly payment \$839.00**

**Maximum Income Limits per Person**

<b>PERCENTAGE</b>	<b>1 PERSON</b>	<b>2 PERSONS</b>	<b>3 PERSONS</b>	<b>4 PERSONS</b>	<b>5 PERSONS</b>	<b>6 PERSONS</b>
60%	\$23,820	\$27,240	\$30,660	\$34,020	\$36,780	\$39,480

**HOME AMENITIES**

- Fully Equipped Kitchens
- Energy Efficient Appliances
- Frost Free Refrigerator
- Dishwashers
- Full Size Washer and Dryer
- Ceiling Fans
- Vertical Blinds
- Clubhouse

**COMMUNITY AMENITIES**

- Fitness Center
- Library / Computer Lab
- Swimming Pool





## *What you need when you apply!*

- Last 6-8 recent consecutive pay checks.
- Anyone over the age of 18 that will be living in the unit must complete an application.
- Children's Birth Certificate.
- Valid Driver's License or Picture ID.
- Social Security Cards for Everyone.
- If receiving child support, please provide Child Support Ledger & Child Support Court Order.
- Day Time/Night Time Phone Numbers.
- Please provide 2 consecutive years of addresses with Landlord's Name/Phone number.
- Current/Previous Job Information: Complete Address, Contact Numbers, and Supervisor's Name.
- If receiving Section 8 assistance, SSI, SSD, AFDC, Pensions or Disability/Death benefits or any other source of income; original documents are required.
- Two Emergency Contacts with name, address, phone numbers & relationship.
- Vehicle Information: Color/Make/Model Year, License Plate and State.
- Only Money Orders are accepted for payment.

- Minimum Income Required: \_\_\_\_\_
- Maximum Income Required: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\*Apartments are available on a first come first serve basis.