

RENTAL CRITERIA:



Equal Housing Opportunity: We do not discriminate based on race, color, religion, sex, handicap, familial status, or national origin.

Deposits: Security deposits are nonrefundable once placed, unless the application is declined. This includes deposits made prior to viewing the property.

Availability: Properties are leased first-come, first-served. A deposit holds the property for up to 7 days or until it is rent-ready, whichever comes first. Lease start date begins when the hold ends or the unit becomes available. Properties are not shown until move-in ready.

Please note: A deposit is the only way to hold a property and can be placed at any time. Verbal commitments, application submissions, paid background checks, or scheduled tours do not reserve a unit.

Applications: All persons 18+ must apply individually and provide a valid government-issued photo ID.

Income Requirements: Each signer must income-qualify unless legally married. Non-qualifying adults must meet all other criteria and may be listed as occupants.

- Water included: income $\geq 2.5x$ rent
- Water not included: income $\geq 3x$ rent

Employment Verification: Must show full recent pay stubs, W-2, bank statements, or employer offer letter with pay rate and hours. Additional info may be requested for any reason.

Credit & Criminal History Check All applicants are screened for credit, criminal, and public records. Management evaluates the nature, severity, and timing of any criminal history to determine if it poses a risk to the safety or well-being of other tenants, staff, or property. Applications may be denied based on any history, at Management's sole discretion, including pending charges, active warrants, or unverifiable records.

Credit Screening: A soft credit inquiry will be performed. At least one household member must have established credit history. Outstanding housing-related collections, charge-offs, or judgments must be resolved. Chapter 7 bankruptcy must be discharged at least 90 days prior to applying. Chapter 13 bankruptcy must be active for at least one year with a court-issued order date. Adverse actions from payday loans or similar lenders within the past 5 years may result in denial.

Note: Exceptions for high risk may be considered with additional deposits, documentation and/ or a qualified co-signer.

Screening Fee: A nonrefundable \$60 screening fee per applicant is required. Payment method by cash, money order, Zelle, Venmo or PayPal.

Rental/Mortgage History: Applicants must have no unpaid housing debt or evictions. Failure to provide proper notice to previous landlords may result in denial.

Occupancy Limits: Two people per bedroom.

Pet Policy: All applicants must complete pet screening at <https://mpmonroe.petscreening.com>. Fees and approval are based on the results.

Third-Party Assistance (Section 8, Wellspring, etc.): Applicants & tenants using rental assistance are responsible for a \$25 fee per required inspection or reinspection. Move-in specials may not apply.

Exceptions & Co-Signers: Must earn $\geq 5x$ rent, meet all screening criteria, and remain on file for lease renewals.

Identification: All applicants must be able to prove legal presence in the United States and a valid, unexpired photo ID is required. Accepted forms: driver's license, state ID, passport (U.S. or foreign), military ID, tribal ID, or green card.

Falsifying Information: Any fraudulent, false or misleading information will result in a decline.

Additional Requirements:

- Photo ID & application required before property tours
- Renter's insurance required before move-in
- Please allow up to 2 business days for application processing. We will reach out if additional information is needed.
- Any exceptions or considerations may require increased security deposit and/ or first & last month rent upfront.

Applicant signature _____

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