

## RENTAL CRITERIA:

### EQUAL HOUSING

Non-discriminatory based on race, color, religion, sex, handicap, familial status, or national origin.

### DEPOSITS

Once a deposit is placed to hold a property, it is nonrefundable unless the application is declined.

### AVAILABILITY

All properties are leased on a first come, first served basis, and can only be held by placing a deposit. We can only hold for up to 7 days pending application status and property availability. Our company policies prohibit showing properties that are not ready.

### APPLICATIONS

Applications are to be completed by each person **18** years of age or older who will be residing in the apartment without omissions or falsifications. Valid picture identification will be checked against application.

### INCOME

Each applicant must income qualify separately unless they are legally married to be a signer on the lease; other occupants 18 or older living in the property that do not income qualify will need to qualify in other areas and will be listed in the lease as an additional occupant. Total monthly income must exceed **2.5 times** the monthly rental rate if we pay water or **3 times** the monthly rental rate if we do not pay water.

### EMPLOYMENT

**Must be currently employed** and/ or provide additional sources of verifiable income that meets property requirements: most recent W-2, bank statements, check stubs or verifiable acceptance of employment on company letterhead along with rate of pay and hours per week. Additional information may be required.

### CREDIT/ CRIMINAL HISTORY CHECK

A complete check of your **credit, public records** and **criminal history** will be completed. Valid form of identification is required.

### SCREENING FEE

All applicants must include a **\$60** screening fee **per person**, which is non-refundable and can be paid in cash, money order, CashApp \$HannahMuey, or PayPal to Muey property management.

### RENTAL/ MORTGAGE HISTORY CHECK

There can be no outstanding accounts with mortgages or prior housing balance. There can be no previous evictions. A good payment history and proper notice to vacate must have been given.

### OCCUPANCY

One Bedroom	No more than <b>two</b> residents
Two Bedroom	No more than <b>four</b> residents
Three Bedroom	No more than <b>six</b> residents

### PETS

All applicants must complete the screening process through <https://mpmmonroe.petscreening.com>. Pet fees determined by pet screening, subject to change.

- In case of anyone not meeting the criteria, a co-signer may be requested. Co-signer must make 5 times the monthly rental rate or higher. The screening process will also apply to them. Understand that upon lease renewal, cosigner must also renew as guarantor. Some exceptions may require first and last month's rent.
- Please allow two days before calling on the status of your application. We will update you as we receive updates or need any additional information.
- Photo ID & application are required from all prospects before touring the property.
- If approved, renter's insurance is required with the first month's full rent.

Applicant signature