



RENTAL QUALIFYING CRITERIA

M&D Property Management is committed to providing housing in compliance with the Federal Fair Housing Act and will not discriminate because of race, color, religion, sex, handicap, familial status, or national origin. We reserve the right to screen each applicant individually and our standard qualifications are not a guaranty of rental application approval.

OCCUPANTS

All applicants over the age of 18 will submit a separate application. Each occupant of the home will be named on the lease. Any occupant over the age of 18 must meet the community rental qualifications and will be equally financially responsible. The maximum number of occupants per home is two individuals per bedroom.

CREDIT HISTORY

Each application will be screened through TransUnion credit reporting services. Applicants may be rejected due to credit score below 650, negative payment history, collection accounts or bankruptcy.

EVICTON/CRIMINAL HISTORY

In addition to a credit check, a criminal background check and eviction search will be conducted for each applicant. A rental application may be rejected due to a felony conviction, any conviction of a crime against a person, or non-violent convictions within the past five years. We reserve the right to make a determination based on each individual history. Rental applications may be rejected due to eviction history.

RENTAL HISTORY

We require two years of verifiable rental history with a signed lease, or mortgage history. Applicants need to show rental payments made on time, no NSF payments, good care of the home and no violations of the lease. Based on any negative rental history we may require a qualified guarantor of the lease.

INCOME

Total monthly household income must equal three times the monthly applicable rent. Applicants need to show current employment with steady employment and dependable income for a two year period.

PETS

Pets are decided on a case by case basis and subject to applicants credit score. If allowed, all pets must be approved by management. Restricted breeds include German Shepherd, Pit Bull Terrier and mixes, Cane Corso, Rottweiler, Staffordshire Terrier, Akita, Mastiff, Great Dane & Doberman Pinscher, management reserves the right to restrict aggressive animals of any breed. Each pet will require a \$500.00 non-refundable pet fee and \$20.00 per month pet rent.

GENERAL TERMS

- Non-refundable application fee is \$75.00 per applicant over the age of 18, including guarantor if required.
- Non-refundable administrative fee of \$125.00 per home is required at time of application.
- Security Deposit must be paid within 24 hours of approval.
- Government issued Photo IDs must be uploaded at the time each application is submitted.
- We reserve the right to screen multiple applicants for a home and make a decision based on the most qualified applicant.
- Applications may take several days to process, we appreciate your patience.