

MCH ASSET MANAGEMENT

STATEMENT OF RENTAL POLICY

Thank you for your interest in leasing. Before you apply to rent the property at _____, please take the time to review this Statement of Rental Policy. The term "applicant(s)" under these criteria means the person or persons that will be signing the Lease as "resident"; the term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the Lease. Some of our criteria apply to the applicants only; other criteria apply to all occupants. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing have met these requirements. There may be residents and occupants that have resided prior to these going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used.

EQUAL HOUSING: It is the sole discretion of the property owner to qualify or disqualify an applicant. We reserve the right to reject an applicant(s) for falsifying information on their Residential Lease Application. It is our expressed policy that we do not discriminate against anyone because of race, color, religion, sex, handicap, familial status, or national origin.

INCOME: Monthly rent shall not exceed 33% of gross monthly income of all applicants. Previous 3 months of pay stubs or the previous 2 years' W-2s (if self-employed) will be required with the application.

BACKGROUND: (Please allow 2-3 business days to process application)

An initial application fee will be required BEFORE an applicant is considered. The application fee is \$40 per adult payable to **MCH Asset Management**. If screening criteria is not met, an increased security deposit may be considered on a case-by-case basis.

GENERAL CRITERIA: No Smokers • No Dangerous Pets

CREDIT: A complete investigation of credit history of each applicant will be made and will require a satisfactory rating. A Social Security number is required to apply. A copy of your Social Security Card(s) is required for each applicant with the application.

RESIDENCE HISTORY: Present and previous residences will be verified for all applicants and proposed occupants and will require prompt payment, sufficient notice given, and a record free of outstanding balances. Residence for the past 3 years for all applicants and proposed occupants must be recorded on the application. All applications with a balance due or two or more disturbance calls will be declined. All evictions will be declined.

EMPLOYMENT HISTORY: Combined monthly income must be greater than 3 times the monthly rent. A minimum of one year of stable employment for each applicant is required.

CRIMINAL HISTORY: Any applicant or adult occupant convicted of a felony or subject to deferred adjudication for a felony may be declined. Any conviction or deferred adjudication for a violent crime involving harm to persons or property will be declined. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing have not been convicted of a felony or are subject to deferred adjudication for a felony, there may be residents or occupants that have resided prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the resident reporting services used.

OCCUPANCY: A family may occupy a unit if the family does not exceed two persons per bedroom, but not to exceed 5 people in a three-bedroom plus a child who is less than six months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than six months old at the time of rental application or lease renewal and residents whose newborn has reached six months of age during the lease term may be required, at that time, to either: (1) move into another available unit which has more bedrooms; or (2) move out. Rent for a larger unit will be at the rental rate at the time the lease is entered into for the larger unit. For the purposes of this occupancy policy a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 21 years) being domiciled with: (1) a parent or another person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 21 years.

VEHICLES: One vehicle per home leaseholder. Commercial or recreational vehicles will require written permission from Management. A legible copy of your valid current Driver's License is required for each applicant with the application.

PETS: Pets may be accepted with a 25-pound weight limit, or if the pet is used as an aid for a handicapped applicant or proposed occupant. A \$150/pet non-refundable fee (maximum of two), \$150 deposit/pet (maximum of two), and is to be paid in full prior to move-in plus a monthly fee of \$35/pet. Pets will be subject to visual inspection and all community policies. **Domestic animals only.**

I have read and understood these tenant screening criteria. I understand that the criteria are set by the property owner and can change at any time without notice.

Applicant Signature

Date

Applicant Signature

Date

PLEASE email: info@mchassetmgnt.com

