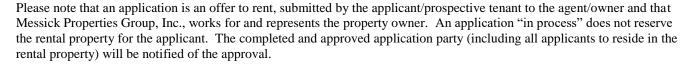
## Rental Application Requirements

All persons to reside in the rental property who are at least 18 years of age must complete an application.

- A \$50 per person application fee must be received prior to the application process beginning.
- Applications must be fully completed in order to be processed.
- Applications will be processed as received.



### **Tenant Qualification Requirements**

Prospective tenants must be of 20 years of age or older\*, must intend to reside in the property, and must meet certain requirements:

Basic Requirements (must meet two of the following criteria):

- Gross monthly income of 3 times the amount of monthly rent\*\*
- Credit ratings within the last five years of acceptable standards (a majority of credit ratings of "1")
- Favorable rental reference from previous non-relative landlord (within last three years)
- \*Messick Properties Group, Inc., does not rent to individuals of legal age, but less than 20 years of age unless residing with a blood-related family member who is 20 years of age or older and meets the requirements stated above.
- \*\*Each prospective tenant must qualify separately, except that the combined gross income will be considered for legally married prospective tenants where both will be tenants residing in the property.

#### **Additional Requirements:**

- Payment of non-medical collections/judgments which may appear on credit reports OR increased security deposit
  amount.
- Depending upon information received, criminal/civil court records may also be required.

# Criminal activities or an Unfavorable rental reference may override all other criteria resulting in denial of applications.

#### Other:

- The number of occupants allowed in a rental property is based upon the number of bedrooms: two persons per bedroom. Exceptions to this rule are possible based upon such factors as square footage, type of sewer system, etc.
- If the owner of the rental property allows pets, then one pet of up to 35 lbs. adult weight of a common domestic breed may be allowed upon payment of a \$300 nonrefundable pet fee. No reptiles or large birds are allowed. The owner of rental property may further restrict pets which may be kept in the property. Service/guide dogs are always allowed with no deposit.
- Owners of rental properties may require no smoking in their properties.

Messick Properties Group, Inc. does not deny tenancy based on any of the following criteria: Race, color, religion, sex, national origin, physical or mental handicap, sexual orientation or familial status.

