



Rental Criteria

Mitchell Property Group is committed to supporting the Fair Housing Act, prohibiting discrimination based on race, religion, color, sex national origin, handicap or familial status. The following qualification standards will be required from every prospective resident.

Rental History: Any negative rental history can disqualify any prospective resident's application. Negative rental history is described as including, but not limited to any one of the following:

- Any breach of lease, defined as any monetary or non-monetary violation of the lease agreement.
- Any late rental payments, NSF checks and/or any rental related debt outstanding, including payment agreements and/or judgments.

Criminal Background Check: The rental application will be declined if you have had a conviction of any type of crime that would be considered a serious threat to rental property or to your neighbors. Negative background checks are described as including, but not limited to any, of the following:

- Felony
- Domestic violence
- Drug possession or trafficking
- Theft or burglary

Income Qualifications: The monthly rent amount must not exceed 30% of the total household income. Income verification will be performed by the property manager for all applicants. If needed to verify income, we may ask for additional documentation including but not limited to paystubs, tax returns or letters from employers.

Application:

1. One application for each adult (18 years or older) must be completed.
2. Application Fee is \$35 per adult.
3. Your application will be declined if you misrepresent any information on the application.
4. Applications are processed in the order that they are received. In no instance will a second application be screened until a decision has been determined on the first applicant.

Pets: Pets are accepted on a property-by-property basis. On the properties that we do allow pets, the following restrictions apply. We do not allow cats under any circumstances. We will not permit any dog on the Dangerous Dog Breed list. Dangerous breeds include but are not limited to Pit Bulls, Rottweilers, Doberman Pinschers, Chows, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, St. Bernard's, Wolf Hybrids, and a mix of any of the above. We also restrict any dogs that can exceed an adult weight of more than 25 pounds. A \$300 non-refundable pet fee is required on each accepted animal.