

**MGM PROPERTY MANAGEMENT, LLC
APPLICANT SCREENING CRITERIA**

Fair Housing Statement

- As a fair housing provider, we do not discriminate against persons on the basis of race, color, religion, national origin, sex, age, familial status, disability, creed, marital status, public assistance, ancestry, sexual or effectual orientation, or any other protected class as provided by local law applicable to the area where a property is located.

Business Relationship

- The relationship between Management and our residents is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, uses profanity, is disrespectful, makes threats, is under the influence of alcohol or illegal drugs, is argumentative, or in general displays an attitude at the time of the apartment showing or application process that causes Management to believe we would not have a positive business relationship.

Application Requirements

- The application must be filled out completely and accurately. An incomplete application may be rejected or not processed. Any misstatements or omissions made on your application, whether or not discovered before you move into the building, is grounds for denial of an application or termination of an existing lease. Information must be legible and verifiable. Your application may be rejected if any requested information (such as an address or employer) on the application is omitted or cannot be verified.

Income

- Monthly gross income should be equal to or greater than 3 times the monthly rent.
- Income must be verifiable through current pay stubs, employer contract, or tax records. Income from all sources will be considered as long as it is verifiable, reliable, and predictable.

Housing References

- Applicants must have a positive housing history. We require the name and last known telephone number of each landlord/property manager, mortgagee or contract for deed payee, for each address for the last two (2) years. Roommate references are not acceptable. We reserve the right to deny your application if we are unable to verify your housing history. The refusal of a prior landlord to give a reference, or a negative reference, may be grounds for denial. In the case of first time renters, this requirement may be varied subject to additional requirements of management.
- A record of past due indebtedness related to housing, including utilities related to housing, is grounds for denial of an application.

- The record of a court order for 'cause of eviction' is reason for denial.

Credit Reference

- Credit references will be checked. An adverse credit reference, a high amount of household debt, or the absence of a credit history, may be grounds for rejection of an application.

Criminal/Public Record

- Applicants will be required to consent to and undergo a criminal/public record background check for each adult applicant. Applicants who have a criminal/public record history may be denied.

Occupancy Limits

- Local ordinances will vary. If the local ordinance for your community is more restrictive than MGM limits, the local ordinance will apply.

Size of Apartment

Maximum # of occupants

Studio	One Person
One Bedroom	Two Persons
Two Bedroom	Two persons per bedroom but no more than two adults*
Three Bedroom	Two persons per bedroom but no more than three adults*

*Our restriction on the number of adults is designed to maximize housing opportunities for families with children but to minimize the problems that can occur with parking, and guests, where there are multiple adults/roommates.

Conditional Considerations

- In some cases, approval of your application may be conditioned with payment of first and last month's rent. They include, but are not limited to:
 - Insufficient rental or home ownership history,
 - Insufficient or borderline income,
 - Lack of established credit,
 - Less than six (6) months employment with the present employer or other reasons to question predictability and certainty of income,
 - Students with no verifiable means of support,
 - Any questionable references or credit history.

Disclosure of Tenant Screening Service

- MGM Property Management, LLC uses a professional, third party company to process and screen applications. The name and phone number of the company we use is:

Rental History Reports: 7900 W 78th St, Suite 400, Edina, MN 55439

Phone Number: 1-888-389-4023/952-545-3953 www.rentalhistoryreports.com/applicant