



# Screening Criteria

All individuals living in the unit age 18 years and older must be a lease signer and are required to complete a rental application.

For units that are available for immediate move-in, we require a move-in date within 14 days of approval. For homes that are pre-leased, we require a move-in date within 7 days of the ready date.



## SECURITY DEPOSIT

Security deposits vary by unit and applicant. They may be up to two times the rental price.



## HOLD DEPOSIT

A paid security deposit holds the unit off the market for an approved applicant. All deposits collected are date and time stamped and the first one paid will secure the unit.



## RENTAL HISTORY

Past and current rental history may be verified. Negative rental history reflecting in your credit report may result in the requirement for an additional deposit, guarantor, or denial.



## FAIR HOUSING STATEMENT

Mynd Management and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, marital status, age, physical or mental disability, source of income, medical condition, sexual orientation, gender, gender identity, ancestry, gender expression, genetic information or any other applicable specific protected classes.



## IDENTIFICATION

We require valid government issued photo identification to view a home. Applicants must provide a valid government issued photo identification card for all persons' age 18 years and older that will be living in the apartment.



## INCOME

Gross monthly income of combined applicants must be legal, verifiable and no less than two and a half (2.5) times the listed monthly rental rate. Acceptable documents include two current pay stubs showing tax deductions and year-to-date earnings or official offer letter (on company letterhead and signed) if new employment within 30 days.



## CREDIT HISTORY

To determine satisfactory credit, we process a credit report through a credit reporting agency. Negative outcomes may result in the requirement of an additional deposit, guarantor, or denial.



## BACKGROUND

A complete background check to include a search for criminal records may be conducted. A criminal charge or conviction may result in an applicant's denial.



## GUARANTOR

If your income does not equal 2.5x the monthly rent you can have a guarantor apply to qualify. A guarantor must show proof of residency within the United States. A guarantor must pay an application fee and have verifiable source of income in an amount no less than five (5) times the listed monthly rental rate. One guarantor may be accepted per household for lack of income.



## OCCUPANCY

We follow the suggested occupancy standard: occupancy is two (2) persons per bedroom plus one (1) additional person for the overall rental unit (i.e., 1 bedroom, three (3) people, 2 bedrooms, five (5) people, etc.).



## PETS

Pet restrictions may vary per property. Only domestic pets are permitted, please indicate type on your rental application. A monthly pet rent of \$50 and pet deposit of \$500 may apply. The following breeds are restricted: Akitas, Alaskan Malamutes, American Staffordshire Terriers, Argentine Dogos, Bull Mastiffs, Doberman Pinschers, Fila Brasileiros, German Shepherds, Pit Bull Terriers, Presa Canarios, Rottweiler, Staffordshire Bull Terriers, Tosa Inus, Wolf-hybrids, All mixes of these breeds



## APPLICATION FEE

An application fee of \$49 per applicant age 18 years and older is required. Once submitted, your credit and background check are completed. Your application fee is 100% NON-REFUNDABLE.



**MYND**  
PROPERTY MANAGEMENT



Have questions about our leasing process? [VISIT THE LEASING FAQ](#)

\*Mynd Property Management does not want you to get scammed! Please notify us if anyone asks you to wire funds or if the price does not match our website. You can verify all rental prices on our official website [here](#).