



## **Midland Rental Properties Fair Housing Statement**

Midland Rental Properties adheres to federal, state, and city fair housing laws and does not discriminate based on race, color, national origin, gender, religion, disability, age (over 18), marital and familial status, lawful source of income, ancestry, sexual orientation, physical appearance, political beliefs, military discharge, or student status.

### **Rental Qualifications:**

#### **Income:**

- Combined gross income must be at least three times the monthly rent.

#### **Rental/Mortgage History:**

- Excellent rental references (no family/friends).
- No prior evictions.
- Homeowners must have on-time payments, no defaults, or foreclosures.

#### **Credit History:**

- No more than 3 unpaid collections.
- No more than 6 paid collections in the last 2 years.
- No payments in default.
- No bankruptcies in the past 2 years (2 years of good credit required post-bankruptcy).
- No collections or civil judgments from previous landlords.

#### **Criminal History:**

- No convictions involving drugs, disturbance of neighbors, destruction of property, or violence.

#### **Co-Signer Policy:**

- Co-signers are accepted only if income requirements are not met. They must meet all other application requirements.

#### **Application Process:**

- Every occupant over 18 must separately submit:
  - Rental Application
  - Picture Identification
  - Proof of Income

#### **Security Deposit:**

- Equal to half month's rent.
- Deductions may be made for missing rent payments and damages beyond normal wear and tear.

#### **Rent:**

- Due on the first of the month.

- \$50.00 late fee if paid after the 5th day.
- \$35.00 fee for returned checks due to insufficient funds.

**Appliances:**

- Units include refrigerator, stove, microwave, dishwasher, garbage disposal, and washer & dryer hookups.
- Washer & dryer installation available for an additional \$45.00 per month.

**Utilities:**

- Tenants are responsible for all utility payments.

**Pet Policies:**

- Dogs and cats may be allowed with manager approval.
- Additional pet rent applies.
- Annual submission of pet picture and updated veterinarian records required.

**Lawn Care & Snow Removal:**

- Included for all units.

**Map To Main Office**

