



M&M HOMES PROPERTY MANAGEMENT

APPLICATION PROCESS

- All applicants must see the interior of the property before an application can be submitted. The property must be accepted in, “AS IS” condition before an application can be accepted, except where there is a written agreement for maintenance or repair items.
- Please make sure you have thoroughly read the listing details before applying. Application approval offer letter will be sent to you with the same terms as described in the listing and/or as per any negotiations that took place *prior* to your application. If you decide to negotiate after the approval of your application, we can’t guarantee any requested changes to lease terms will be approved by the owner. We suggest you contact us to clarify any questions you may have *before* applying.
- Upon receipt of your rental application and application fee, you authorize us to immediately
 1. check your credit report using VantageScore 3.0;
 2. check the public records for any past evictions;
 3. verify your employment;
 4. verify your previous landlord references; and
 5. perform a criminal background check.
- If use of co-signer/Guarantor was previously agreed with a Manager, they have to go through the same procedure as the applicant. Minimum required VantageScore 3.0 for co-signer is 700.



(904) 323-2423

WWW.MNM.HOMES

LEASING@MNM.HOMES

- Once you have been notified of your approval, you must either enter into a lease and pay a Security Deposit or place a non-refundable Reservation Fee, equal to at least one month's rent. In the event that you fail to enter into the lease agreement during specified period as agreed with a Manager or refuse to take possession of the property, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not hold the property you applied for off the rental market until Reservation Fee is received. A property remains on the market and applications are processed until Reservation Fee is received from an approved applicant.
- In order to evaluate a rental application it is necessary for M&M Homes Property Management to expend time and cost in credit reports, criminal reports, and other administrative cost. Our policy is that the application fee is ***non-refundable***. If your application is approved or currently being processed when property is removed from marketing, we will be happy to transfer your application to another property within 90 days of the original screening date.

