M&M HOMES REALTY AND MANAGEMENT

APPLICANTION PROCESS

1. Submit your rental application. Each proposed occupant age 18 or older must submit a separate, complete rental application and provide the requested identity and qualification information. Payment information is entered with the application, but the application fee is not charged immediately.

2. Preliminary application review. Management first reviews the information disclosed in the submitted application to determine whether the household appears to meet the Resident Selection Criteria or whether an approved alternative qualification path may be available. There is no charge for this preliminary application review. If the information disclosed clearly shows that there is no available qualification path, the application may be declined at this stage without charging the application fee.

3. Application fee and formal screening. If the application appears to have a viable qualification path, the applicable non-refundable application fee is charged. Formal screening and verification are ordered only after successful payment. If the payment method is declined, Management will contact the applicant for corrected payment information before screening proceeds.

4. Screening and verification. Formal review may include identity verification, credit history, criminal background, rental history, employment and income verification, and other information reasonably necessary to evaluate the application under the Resident Selection Criteria. Animal information is handled under the applicable animal policy and accommodation requirements.

5. Property viewing. You may submit an application before viewing the property. However, final approval will not be issued until the required property viewing has been completed, unless Management approves an exception. If you are relocating or otherwise unable to attend in person, Management may be able to arrange an approved alternative viewing method.

6. Application decision. Once the required screening, verification, and property viewing are complete, Management will issue a decision or request any additional information needed.

7. Review of lease terms and fees. Before a lease is sent for signature, Management provides the approved applicant with a summary of the applicable lease terms, including rent, security deposit, and applicable recurring or one-time charges. Applicants are encouraged to review the terms and contact Management with any questions before signing.

Important: *Property is not held until the reservation fee is received, Management may continue marketing the property and may proceed with another qualified applicant, even if the applicant has already signed the lease.*

RESIDENT SELECTION CRITERIA

All adult applicants age 18 or older must submit a complete rental application and provide valid proof of identity. Payment information is provided with the application, but the application fee is not charged until Management completes its preliminary application review and determines that there appears to be a viable qualification path. If charged, the application fee is non-refundable and formal screening will then proceed.

OCCUPANCY. The number of occupants must comply with applicable occupancy standards for the rental property.

RENTAL HISTORY. Generally a minimum of two years of verifiable residential rental history or homeownership is required. Rental history that cannot be independently verified will not be considered. Previous rental history should reflect timely payment, proper notice of intent to vacate, no material lease violations or unresolved disturbances, no history of returned payments, and satisfactory care and condition of the property at move-out.
If an applicant does not have sufficient verifiable rental history, a qualified co-signer will generally be required. Management may, on a case-by-case basis, consider other approved qualification alternatives, such as an increased security deposit or other conditions, depending on the overall application and the property.

EMPLOYMENT HISTORY. Generally a minimum of two years of employment history is required, or a qualified co-signer may be required. Employment must be verifiable. For applicants relocating to the area or beginning new employment, a legitimate written employment offer letter may be accepted as proof of employment and income, provided the employer, start date, position, and compensation can be verified. Self-employed applicants may be required to provide tax returns, bank records, or other documentation reasonably required to verify income and financial capacity. Alternative third-party verification may be required when standard documentation is insufficient.

INCOME. Applicants must have combined gross income of at least three times the monthly rent. Applicants should provide their two most recent pay stubs or other acceptable proof of income. Self-employed or non-traditionally employed applicants may be required to provide tax returns, 1099s, W-2s, bank records, or other verifiable documentation. All income used to qualify must be verifiable.

BACKGROUND INVESTIGATION. A criminal background check will be conducted for each adult applicant. Criminal history indicating that an applicant's tenancy may constitute a direct threat to the health or safety of others, or may result in substantial physical damage to the property of the owner or others, may result in denial. Certain criminal convictions, including those involving the manufacture or distribution of controlled substances, bodily harm, or intentional damage or destruction of property, may result in denial. For other criminal history, Management may conduct an individualized assessment considering factors such as the facts and circumstances surrounding the conduct, the applicant's age at the time, the nature and severity of the offense, the amount of time that has passed, and evidence of positive rental history or other mitigating circumstances.

CREDIT INFORMATION. A credit report will be obtained for each applicant 18 years of age or older. Management will evaluate the applicant's qualifying credit score and overall credit history, including payment history, collections, judgments, liens, bankruptcies, and other material derogatory credit information.

A qualifying credit score of 650 or above is generally required. When two or more applicants are applying together, the average qualifying credit score of the applicants must be at least 650, together with all other applicable qualification requirements.

Applicants with a qualifying credit score below 650 may be considered for an approved alternative qualification, co-signer, or credit-mitigation program when available, based on the overall application and subject to Management approval. Material or disqualifying collection accounts or other serious credit deficiencies may affect approval even when the numerical credit-score requirement is otherwise met.

CREDIT-MITIGATION / ALTERNATIVE QUALIFICATION. Credit mitigation is not automatic and is generally intended for applicants whose lower qualifying credit score is the principal deficiency in an otherwise positive application. Availability may depend on the property, the overall application, and Management approval. Management may offer an upfront mitigation fee, a monthly mitigation fee, or another approved structure; an applicant is not guaranteed a particular option.

Qualifying Credit Score (Average of all applicants)	Refundable Security Deposit	One-Time Mitigation Fee	OR Monthly Mitigation Fee
650 +	1 x rent or less	$0	$0
600 - 649	1 x rent	$200	$20
550 - 599	1.5 x rent	$400	$50
500 - 549	2 x rent	$500	$60
Below 500	Not eligible	N/A	N/A

CO-SIGNER REQUIREMENTS. When a co-signer is required, the co-signer must independently meet Management's co-signer criteria, including a minimum credit score of 700 and verifiable gross income of at least five times the monthly rent. The co-signer will be subject to applicable identity, credit, income, background, and other verification requirements and must execute the required lease or guaranty documents.

SECURITY DEPOSIT. The standard security deposit is generally equal to one month's rent. The required deposit may be lower or higher depending on the property and the applicant's overall qualification profile. In some cases, applicants with exceptionally strong credit and overall qualifications may be offered a reduced security deposit. Applicants who qualify through an approved alternative qualification or credit-mitigation program may be required to pay an increased refundable security deposit.
The exact security deposit amount and payment deadline will be provided in the approval email summarizing lease terms. Any alternative payment arrangement must be approved by Management.

PROPERTY-SPECIFIC FEES AND CHARGES. Some properties may have additional recurring or one-time charges, which may include administrative fees, utility charges, pest-control charges, amenity fees, or other property-specific charges. Applicable property-specific charges are disclosed in the property advertisement. Before the lease is sent, Management provides an approval / summary-of-terms email that restates the rent, security deposit, move-in date, and all applicable fees and recurring charges, including any applicant-specific charges that apply. Applicants should review the summary and contact Management with any questions before confirming the terms.

RESERVATION FEE/HOLDING FEE. Following approval and confirmation of the summarized lease terms, Management will send the Lease Agreement for prompt signature. The applicant's signature on the lease does not reserve or remove the property from the market. The property is reserved only when the required reservation/holding fee is received by Management. Until payment is received, Management may continue marketing the property and may proceed with another qualified applicant. Once the fee is received, the property will be removed from the market and reserved through the agreed move-in date. At possession, the reservation/holding fee converts into the security deposit. If the applicant fails or elects not to take possession as agreed, the reservation/holding fee will be forfeited and will not be refunded.

APPLICATION DENIAL. An application may be declined when it does not meet the qualification standards applicable to the property or when the overall screening results present material concerns. Reasons may include serious adverse credit history, including bankruptcy, material collection accounts, judgments, liens, or other significant derogatory credit; disqualifying eviction history; material falsification, misrepresentation, or omission; failure or inability to verify identity or required screening information; or criminal history meeting the standards described under Background Investigation. The applicable property standards and the applicant's overall qualifications are considered.

CREDIT AND COLLECTION REPORTING. Resident accounts that remain unpaid or otherwise qualify for collection activity may be referred to a collection agency and may be reported to consumer reporting agencies as permitted by law. Residents remain responsible for amounts properly due under the lease, including unpaid rent, fees, damages, and other lawful charges..

PETS AND ANIMALS POLICY

All animals that will reside at the property must be disclosed to Management that includes assistance animals. Ordinary pets require applicable screening and written Management approval before occupancy. Property-specific restrictions may apply.

Dogs and Cats. Dogs and cats are screened through a third-party pet-screening service. The resulting Paw Score determines the applicable non-refundable pet fee and monthly pet rent.

FIDO Paw Score	Non-refundable Pet Fee	Monthly Pet Rent
5 paws	$200	$20
4 paws	$250	$25
3 paws	$300	$30
2 paws	$350	$35
1 paw	$400	$40
0 paw	By Exception	By Exception

Multiple Pets. For the first approved dog or cat, the one-time pet fee and monthly pet rent are based on that animal's actual Paw Score. For a second approved dog or cat, the one-time pet fee is a flat $200 regardless of the second animal's Paw Score; however, the monthly pet rent for the second animal is based on that animal's actual Paw Score. A third ordinary pet is not automatically accepted and requires specific Management approval, with any applicable fees, deposits, monthly charges, or other conditions determined as part of the exception.

Breed, Size and Age Restrictions. The following dog breeds and types are treated as 0-Paw under Management's ordinary pet policy: Akita, Alaskan Malamute, Staffordshire Terrier, Chow Chow, Doberman Pinscher, German Shepherd, Great Dane, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, and Wolf Dog Mix. Dogs over 65 pounds and dogs younger than 12 months of age are also treated as 0-Paw. These animals are therefore not ordinarily accepted and may be considered only under the 0-Paw exception process described below. Property-specific or insurance restrictions may prohibit approval entirely.

Exceptions. A 0-Paw animal is not ordinarily accepted. Management may consider a written exception on a case-by-case basis, subject to the property, insurance requirements, owner approval where applicable, and the overall screening profile. If approved, additional deposits, fees, monthly pet rent, or other reasonable conditions may be required. Approval is not guaranteed.

Rabbits. Caged rabbits do not require pet screening and are subject to a $200 non-refundable pet fee and $20 per month per approved rabbit.

Small Caged or Enclosed Animals. Small caged or enclosed animals, such as hamsters, gerbils, guinea pigs, or small birds, are subject to a $150 non-refundable fee and $10 per month per Management-approved enclosure. Approval of an enclosure is specific to the animal type, the approved number of animals, and the approved enclosure size. The fee and monthly charge apply only to the animals and enclosure as approved and do not authorize an unlimited number of animals in a single enclosure. Any additional animals, increase in the number of animals, or additional or materially larger enclosure requires prior written Management approval and may be subject to additional fees or monthly charges. These animals do not ordinarily require PetScreening but must be disclosed to and approved by Management before occupancy.

Fish and Aquariums. Ordinary household fish and aquariums are not subject to a pet fee or monthly pet rent. Management may require prior approval and additional conditions for unusually large aquariums or aquarium systems.

Reptiles and Other Animal Types. Reptiles and animal species or animal types not specifically addressed above are subject to case-by-case Management approval. Approval may consider the species, size, number of animals, enclosure or habitat, heating or electrical requirements, potential property damage, safety considerations, insurance restrictions, and property-specific requirements. These animals do not ordinarily require PetScreening. If approved, applicable fees, monthly charges, deposits, or other conditions will be determined by Management.

Existing Residents Adding an Animal. A new animal must be disclosed to and approved by Management before it is brought onto the property. Current animal policies apply to the newly added animal.

Assistance and Service Animals. Qualified assistance and service animals are not considered pets and are handled separately under applicable accommodation requirements. They are not subject to ordinary pet fees, pet rent, Paw Score charges, or ordinary pet restrictions.

TO SEE OUR AVAILABLE RENTAL PROPERTIES OR TO APPLY

SCAN ME