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## TENANT APPLICATION POLICIES AND APPROVAL REQUIREMENTS

The following policies and application approval requirements have been established for all Midland Rental applicants. If you have any questions regarding this information you may contact Midland Rental at (608) 845-3470.

### Who is responsible for the utilities?

- ◆ Payment of all utilities is the responsibility of the tenant. This includes gas, electric, water & sewer.

### What are your pet policies?

- ◆ Manchester Townhomes (McKee Road) = No pets allowed.
  - ◆ Raymond Ridge Townhomes (Raymond Road) = No pets allowed.
  - ◆ Scenic View Townhomes (Chester Drive) = No pets allowed in most buildings. We will allow a maximum of 2 Cats in buildings with the following addresses: 6901, 6909, 6917, and 6925. No Exceptions.
  - ◆ Tottenham Townhomes (Tottenham Rd., Singleton Ct., N. Wickham Ct.) = Maximum of 2 Cats allowed.
  - ◆ Duplexes (all locations) = Maximum of 1 Dog & 2 Cats allowed.
- Please note that an additional deposit of \$200.00 is required as a pet deposit. The deposit is refundable provided the unit is in good condition upon vacating.

### What are the qualifications to rent from Midland Rental?

All applicants must jointly meet ALL of the following minimum criteria:

#### Income:

- ◆ Your combined gross income is at least three times the monthly rent

#### Rental History/Mortgage History:

- ◆ You have an excellent rental reference –family/friends are not valid sources for references
- ◆ You have not been evicted from any place of residence
- ◆ If you own a home, you must have on time payments and cannot have a loan in default or foreclosure

#### Credit History:

- ◆ You have no more than 3 unpaid collections on your credit report
- ◆ You have no more than 6 paid collections on your credit report within the last 2 years
- ◆ You do not have any payments in default on your credit report
- ◆ You have not filed bankruptcy within the past two years (Two years of good credit is required since filing bankruptcy)
- ◆ You do not have any collections or civil judgments from previous landlord
- ◆ Midland Rental is unable to obtain a credit report to determine creditworthiness

#### Criminal History:

- ◆ You have not been convicted of a crime involving drugs, disturbance of neighbors, destruction of property or violence to people or property. Such convictions substantiate a threat to the safety of other tenants thus allowing the owner to refuse the applicant under Wis. Stat. §106.50(5m)(d).

### How much will my security deposit be?

- ◆ **Equal to ½ Month's Rent**, if you have an excellent credit report (no late payments or collections) and excellent rental history.
- ◆ **Equal to 1 Month's Rent**, if you have no rental history; have 3 or less unpaid collections; have 6 or less paid collections or have filed bankruptcy more than two years ago.

### Do I need a co-signer?

Midland Rental will accept a co-signer **only** if you do not meet the income requirements. If this is the case and you need a co-signer, then that person will also need to apply & meet all of the above application requirements. The security deposit will be equal to 1 month's rent.

*Midland Rental abides by federal, state, and city fair housing laws and does not discriminate on the basis of 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.*