



MBG Property Management, Inc.
4725 Excelsior Boulevard
Suite 300
Saint Louis Park, Minnesota 55416

Rental Application Acceptance Criteria

Thank you for choosing MBG Property Management. Please review the following guidelines prior to submitting your rental application.

1. **MBG Property Management** charges a non-refundable \$35.00 application fee.
2. The Security Deposit is equal to one month's rent and must be paid via cashier's check or money order prior to or at lease signing. It is not needed in order to apply for the apartment, but it is required to hold the apartment for you for up to 5 days. It is refundable, should the application be denied-otherwise, it is held as a damage deposit (not rent) for the duration of the lease term. Should you sign a lease and fail to move in, the security deposit will be kept as first month's rent.
3. All persons 18 years of age and older who will be residing in the apartment **MUST** complete the application process and pass a background check.

Each applicant must possess the following:

1. Valid and verifiable State or Federal photo identification
2. Two years of good rental history or a co-signer with 5 years of good rental history or home ownership
3. Good credit, specifically no collection accounts and no judgments and less than 5 late payments in the last 12 months
4. A valid and verifiable Social Security Number
5. No housing court history (unlawful detainers, forcible entry detainers or evictions)
6. Verification of income equal to 2 ½ times monthly rent (including any assistance payments)
7. No felonies – no exceptions, and a clean criminal background check for the last 7 years
8. No open or pending criminal court proceedings

Submission of your rental application will serve as your acknowledgement that you have read, understand and agree to these policies.

MBG Property Management will contact you by telephone immediately upon completion of our due diligence process. If your application is accepted and you have paid your security deposit, **MBG Property Management** will take the unit off the market. If you decide not to move in, the security deposit will be forfeited as liquidated damages.

Thank you for applying with MBG Property Management!



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