 RENTAL CRITERIA

Martin’s property Management LLC welcomes all applicants and supports the precepts of equal access and “Fair Housing” We will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant based on age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin, or sexual orientation.

APPLICATION FEES ARE $ 45.00 NON-REFUNDABLE (fee covers cost associated for credit report and administrative cost.)

AGE – All applicants must be of legal age. All parties 18 years or older are required to complete an application.

IDENITY VERIFICATION – All applicants (and co-signers when applicable) are required to show a driver's license, or a government issued photo identification.

 INCOME REQUIRMENTS – We require that your combined household gross monthly income be equal to or greater than three times the amount of the rental. Must have verifiable steady income, 2 most recent pay stubs will be required. Income may include; Trust Fund, SSI, SSDI or Financial Aid. A 2-year tax return will be required for self-employed applicants.

RENTAL HISTORY- Must have 2 years good verifiable rental history. Past homeowners will be required to provide at least 2 years of homeownership.

 CREDIT HISTORY – Credit history will be verified by Victig, a third-party verification service. The applicant will receive a credit score based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score, and rental history, the application will be accepted, denied, or accepted with conditions.

 Accepted: The applicant will be accepted with the standard deposits. Denied: Application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies who provided consumer information. Accepted with Conditions: The applicant is required to pay an additional double security deposit, double security deposit and co-signer, or triple security deposit with no co-signer.

 Co-signers must have a good verifiable credit of no less than 725, their income may NOT include railroad retirement, SSI, SSDI, retirement accounts, federal accounts, Teacher’s retirement, must reside in the state of Montana. APPLICATION FEES ARE $ 45.00 NON-REFUNDABLE (fee covers cost associated for credit report and administrative cost.)

 Criminal Background – Criminal background checks will be conducted on all applicants by approved and authorized third parties. Martins Property Management LLC will evaluate applicants’ criminal background consistent with applicable federal, state, and local laws. Any applicant with a conviction (depending on the crime(s) which led to the incarceration), for any crime(s) that reveals or indicates a demonstrable risk to the health, safety, or security of residents and their property may be denied. Considerations include: the nature and severity of the criminal conduct; the number of convictions; when the convictions occurred; the applicant’s age at the time of the convictions; any rehabilitative efforts by the applicant; and the overall rental history of the applicant.

Martin’s Property Management LLC does not rent to sexual or violent offenders.

All lease holders are required to maintain renter’s insurance with no less than $100,000 per occurrence Proof of insurance will be required prior to move in.

Automatic Denial – Applicants will automatically be denied residency if: • Negative rental history. • Owe in collections previous rental/leasing agency, Court Judgements. There is falsification of any information entered on application forms.

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