PROPERTY
PH
MANAGEMENT

1043 Grand Ave, #554
Saint Paul, MN 55105
651-224-6788

Rental Standards

General Requirements: At least one member of the household must be of legal age (18)

Credit Requirements: No collections or judgments in excess of $500.00. No bankruptcy within last 3 years or excessive credit problems. Minimum credit score of 550.

Criminal History: No felony charges of any kind, charges related to violent crimes, or crimes related to destruction of property.

Rental History: No evictions or unlawful detainers. 3 years of verifiable rental history from a 3rd party/non-family-member landlord reference that is free of negative remarks.

Income Requirements: Verifiable gross monthly income for the household must be at least 2.5 times the amount of monthly rent.

Occupancy Standards: Applicants must not exceed 2 persons per bedroom

Special Situations: In situations where applicants do not have verifiable credit scores/history, or 3 years of verifiable rental history, it may be required to pay: 1st month's rent, last month's rent, and security deposit.

I understand the above listed rental standards for the property I am applying to rent. If my application is denied for any of the above reasons, or for any information that management deems could be harmful to the rental property or owner's business, I understand that the application fee is **NON-REFUNDABLE**.

I acknowledge that PH Property Management agent has clearly explained the rental standards and application process and has addressed any questions or concerns.

I understand that this application will be processed after I have provided a copy of a photo identification (driver's license, state ID, passport, or military ID) and proof of income. Examples of such proof include, but are not limited to; pay stubs, social security benefit statement, and assistance benefit statements, etc.

_____
Applicant Date

_____
Applicant Date

_____
Applicant Date

_____
Applicant Date