



**MILL STREET VILLAGE**

**186 Mill Street Athens, OH 45701  
740~566~MILL (6455)**

## **RENTAL CRITERIA**

Welcome to our community! Before you complete a Rental Application, please take a moment to review our rental criteria. The term "Applicant" under these criteria means the person who will be signing the lease and occupying the apartment.

Please note that these are current rental criteria. Nothing contained in these requirements constitutes a guarantee or representation by us that all current or future Lessees have met these requirements.

## **NON-FAMILY OCCUPANCY**

Our occupancy guideline for non-family applicants is one person per bedroom.

## **FAMILY OCCUPANCY**

A "family" will consist of one or more individuals who have not attained 18 years of age living with a parent or another person having legal custody of such individual or individuals. The term "family" shall also apply to any person who is pregnant or is in the process of obtaining legal custody of any individual who has not yet reached the age of 18. No more than three (3) persons over the age of 18 may occupy any one apartment unit. A maximum of two (2) family members per bedroom shall occupy an apartment plus a child less than six months of age.

## **RENTAL HISTORY**

Applicants must not have been evicted or asked to move by a previous landlord or broken a rental contract or be delinquent to a current or previous landlord. Applicant can not have more than two (2) late payments or two (2) returned checks in the last twelve (12) month period. An applicant with a balance due to a previous landlord must show proof of payment in full.

## **CRIMINAL HISTORY**

Applicants must not have been convicted of a felony or be subject to deferred adjudication for a felony. This requirement does not constitute a guarantee or representation that current or future Lessees residing in the community, including roommates, have not been convicted of a felony or are subject to deferred adjudication of a felony. We are not responsible and assume no duty for obtaining criminal history checks on any Lessee, resident, occupant, guest, or contractor in the apartment community.

## **CREDIT HISTORY AND INCOME**

Applicants wishing to qualify without a Guarantor must have acceptable credit history and provide verification of monthly income equal to at least one month's rent, plus expenses. Applicants that do not qualify on their own may pay 3 months' rent plus the security deposit. The Guarantor must sign a Guaranty of Lessee Obligations form; be the parent or another person having legal custody of the Applicant and have acceptable income and credit history.