

## **Rental Rules and Policies for MIPR**

We are proud of this property and we hope that your living experience here will be pleasant and comfortable. The support and cooperation of you, as our tenant, is necessary for us to maintain our high standards.

This is your personal copy of our Policies and Rules. Please read it carefully as it is an integral part of your rental agreement. When you sign your rental agreement, you agree to abide by the policies and rules for this rental property, and they are considered legally binding provisions of your rental agreement. If you have any questions, please contact us and we will be glad to help.

There will be no discrimination of any potential tenants on the basis of race, color, sex, handicap, familial status or national origin.

### 1. Requirements for all applicants:

- a. All tenants must be 21 years of age or older or tenants aged 18 to 20 years of age must have a guarantor. A Social Security number and copy of current driver's license must be provided.
- b. Monthly income should be approximately 3x the monthly rental rate of the unit being rented or guaranteed by a guarantor with said income.
- c. Credit and criminal checks must be acceptable and in good standing. MIPR will not rent to those with previous criminal history or with poor credit scores nor do we accept HUD payments.
- d. \$30 non refundable application fee per applicant and guarantor(s). \$50 non refundable application fee per married couple.
- e. Application must be signed and upon approval a security deposit paid to MIPR.

2. There will be no smoking inside the property including the garage. A fine of \$1,000 will be owed if there is a violation to this rule.

3. We allow small pets under 30lbs with an additional \$600 security deposit. One dog maximum per unit, unless the two pets total weight equals less than 20lbs. Other exceptions will be made for Seeing Eye dogs, or pets trained for the care of the tenant.

4. Rent is due of the 1st and late after the 5th of each month. There is an initial \$35 charge plus \$25 per day late charge and \$25 NSF charge for returned checks. Rent must be received by the 5th to avoid any late charges.
5. Keys will not be given to a new tenant until an electrical company account number is provided and you present a receipt from the City of Tyler water company showing your deposit or transfer of service to your unit.
6. Subletting units is not allowed. A reletting fee will be charged in the amount of 85% of current rent if lease is broken and rent must be paid until the unit is re-rented. The reletting charge is not a termination charge that releases the resident from all the obligations under the lease contract.
7. All tenant information will be kept in strict confidence. All credit reports will be shredded and personal information kept under lock and key.
8. All tenants are required to provide their own renter's insurance. MIPR does not insure personal property.
9. Everyone signing the lease agreement is 100% jointly and severally liable for the entire amount of the lease. Communicating with one tenant is communicating with all tenants. Rent can be paid in more than one check, such as in the case of roommates, but must be paid in full at the same time. No partial payments will be accepted.
10. Any tenant who is found to have provided false information on the application will give MIPR grounds for eviction.
11. Married couples should fill out a single application lease agreement. All others will have separate applications and lease agreements stating total rent of the unit not any prorated share and roommates may have agreed to pay together.
12. Texas Property Code provides MIPR with 7 days after an application has been completed to approve or deny the applicant. If we fail to approve or deny in this time frame, applicant is automatically disapproved and is entitled to a refund of any application deposit. Notice to one tenant is notice to all. Notice from one applicant is notice from all.
13. No keys or garage openers will be distributed until all parties have signed the contract, addendum's, etc and all rent/deposits have been paid.
14. MIPR verifies all employment and income.

15. MIPR units are for private residents only. No business will be conducted that cause heavy traffic or irritations to other neighbors. These businesses that are acceptable are home businesses only and must be approved by MIPR.
16. Residents and occupants are the only people entitled to live in the unit, except for occasional guests. Maximum stay is 7 days for guest.
17. MIPR will not be responsible for repairs that are caused by the tenants negligence and/or destruction, or if the repair costs less than \$25. If the tenant causes major damage to the unit, MIPR is to be notified and will coordinate repair after funds are received from tenant or tenant's insurance company.
18. All utilities are paid by the tenant.
19. Residents are prohibited from engaging in any criminal conduct, loud or obnoxious behavior, disturbing or threatening the rights, comfort, health and safety of others. There will be no manufacturing, delivering, or possessing of a controlled substance or drug paraphernalia, engaging in violence or possessing a weapon prohibited by state law, discharging a firearm in the apartment community or displaying any weapon that might harm others.
20. Although the premises are well constructed, they are not completely soundproof and reasonable consideration for neighbors is important. Either inside or outside of the premises, no tenant or their guest shall use, or allow to be used, any sound emitting devices at sound level that may annoy disturb or otherwise interfere with the rights and comforts or convenience of other tenants or neighbors. Particular care must be taken between the hours of 9:00p.m. and 9:00a.m. Loud parties and or functions that disturb the neighbors are prohibited and can lead to eviction.

New policies and rules or amendments to this document may be adopted by Owner upon giving 30 days written notice to tenant.

Signature\_\_\_\_\_

Date\_\_\_\_\_