



## Criteria To Apply

For your application to be considered, you must meet the following requirements:

1. You will need to show proof that you make at least double the rent in income per month AND that you have been at your current job for a minimum of three consecutive months. We ask you to provide your last 90 days of pay-stubs in order to prove this. If you are married, we can use the combined income of you and your spouse to qualify.
2. We do not allow pets at any of our properties. (Exception: Autumn Ridge Apartments and Valley View Apartments)
3. We will conduct a criminal background check on all applicants. Having a felony on your record from any state or any time will automatically disqualify your application.
4. We only offer a 12-month lease.

We will complete a verification of rental history by contacting any previous landlord.

We also conduct a very thorough credit check. Credit checks are currently run through the following bureau: AmRent. The following factors could negatively affect the outcome of your application - but are not automatic disqualifications.

- Negative credit score or lack of credit history
- Income: If your total rent payment per month plus other revolving monthly payments is more than your net monthly income.
- Bankruptcies, Evictions, Judgements: Must show proof that you have satisfied this debt
- Any landlord collection: Must show proof that you have satisfied this debt
- Any other overdue debts to lenders

All occupants over the age of 18 are required to go through this application process and pay a \$40.00 non-refundable application fee.

***Millan Enterprises, LLC. complies with Federal and Local Fair Housing Laws. We do not discriminate on the basis of race, sex, age, familial status, disability, sexual orientation, student status, veteran status, religion or national origin or any other basis protected by institutional policy or by federal, state or local laws.***

**Millan Enterprises, LLC.**

(931) 538-6049 | millanenterprises.com | 126-A Main St., Clarksville, TN 37040

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## Verification of Rental History

To: \_\_\_\_\_ (Previous Landlord)

Re: \_\_\_\_\_ (Tenant Full Name)

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Dear Landlord: Please answer the following questions regarding the tenant's rental history. The above identified person has applied for residency with a property managed by Millan Enterprises, LLC. and has indicated to us that you have (or recently had) this person as a tenant in your property located at:

Current/Previous Property Address: \_\_\_\_\_

*As indicated by the signature shown below or attached, the tenant consents to the release of any/all information pertaining to their rental history. We would greatly appreciate your cooperation in completing the applicable areas below. Thank you.*

Move in Date: \_\_\_\_\_ Move out Date: \_\_\_\_\_ Monthly Rental Amount: \$ \_\_\_\_\_

Lease Completed? Yes or No Lease Expires On: \_\_\_\_\_ Was Proper Notice Given? Yes or No

Any NSF Checks? Yes or No Deposit Amount Given: \_\_\_\_\_ # of Late Payments: \_\_\_\_\_

Is any money currently owed? Yes or No If so, how much? \$ \_\_\_\_\_

Was Eviction Filing required? Yes or No Date: \_\_\_\_\_

Condition of unit at Move Out:  Excellent  Good  Fair  Poor

Would you rent to him/her again? Yes or No If you answered no, please explain:

\_\_\_\_\_  
\_\_\_\_\_

Other Lease Violations: \_\_\_\_\_

Additional Comments: \_\_\_\_\_

Name and Title of Person Reporting: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Date: \_\_\_\_\_

Please fax the completed form to our office at (931) 233-0300

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