

MKE LOFTS – RENTAL CRITERIA

725 N PLANKINTON AVE, MILWAUKEE, WI 53203

INCOME

Gross income must meet or exceed three (3) times the monthly apartment rental rate. If you are self-employed or retired, you must provide your most recent tax filing OR consecutive bank statements from the past six (6) months to verify your income.

CREDIT HISTORY

Applicant must have established credit history and pass social security number verification. Your credit score must meet or exceed six hundred fifty (650). Collections, outstanding mortgage debt, bankruptcies, landlord or management company debt, foreclosures, and other legal items negatively affecting credit history within the past up to seven years may result in a denied application.

PREVIOUS HOUSING

If an eviction action has ever been filed against you, you will be denied rental. Any negative reference from a prior landlord will cause you to be denied rental.

OCCUPANCY STANDARDS

Studio – no more than two people.

One (1) bedroom – no more than two people.

Two (2) bedroom – no more than four people.

GUARANTOR(S)

Should applicant not qualify in terms of credit history, applicant, at the discretion of the Landlord, may have the Lease guaranteed by another party. Guarantor(s) must meet or exceed the rental criteria as stated above.

Each Guarantor must provide sufficient income verification to guarantee the apartment rental rate in total. The security deposit will be one (1) month's rent (refundable at end of lease term, less any costs of damages) for any apartment requiring a Guarantor(s.)

CRIMINAL BACKGROUND

Applicant may be rejected/evicted based on a conviction record of the resident/prospective resident or household member only if the circumstances of the offense bear a substantial relationship to the tenancy. This means that the offense is such that, given the nature of the housing, a reasonable person would have a justifiable fear for the safety of Landlord or resident property, or for the safety of other resident's employees.

**If management is unable to verify any information on your rental application, including but not limited to your prior rental history and employment, you will be denied rental. If you have misrepresented any information on your application, you will be denied rental.*

Wait List Procedure:

**If your desired apartment is not yet available when your application is submitted and approved, your application will be held on a waiting list for the type(s) of apartment desired to become available. When an apartment you are interested in comes available, you will be contacted by the information shared in the application and must verify interest within 24 hours. After interest is verified, the apartment will be held for an additional 48 hours before the lease is due.*