

To: Prospective Tenants of MPM

RE: Student Housing for 17-18 School Year

MPM's WEB SITE is www.mpmstudenthousing.com

MPM's email is info@mpmstudenthousing.com

GENERAL COMMENTS AND INFORMATION:

Properties are professionally managed by **McDonald Property Management**. MPM specializes in the operation of **Student Housing**; we are concentrated in **Houses** and **Apt. Houses near SCSU**. Additionally, we do have **Apt. Buildings** near SCSU, and Cashwise East (**Bentonwood 4-Estates**). Management is positioned to address most problems in a professional, timely, effective manner. **We DO NOT require parents to co-sign the lease.**

It is **MPM's** objective to provide updated, clean and well maintained housing **and to support these attributes with outstanding service**. Most properties have mini- blinds, on site laundry (coin operated), protective lighting for alleys and parking areas, deadbolts on all entry and bedroom doors (most entry doors rekeyed annually), dishwashers and off street(black-topped) parking for **90-100%** of all tenants.

MPM DOES NOT ALLOW PARTIES; the lease addresses this issue in three capacities: "No Kegs", "**Noise Violations**", and a restriction on "**Size of Gathering**". Significant fees are assessed for these violations. **MPM is highly motivated to serve mature young adults who are respectful and responsible.** If you do not possess these characteristics we suggest you seek housing **elsewhere**; you will be much happier to live in that "atmosphere" rather than have a confrontive tenancy with us.

Attached you will find MPM's "**Housing Price List**" for the "**17-18**" School Year. Most leases will be **360 Days** and Commence **Thursday June 1, 2017** and Terminate **Saturday, May 26, 2018**. The majority of MPM Housing will cost between \$280-\$310 per month. **Heat, Water, Sewer, and "Basic Trash" are included in most cases. Typically Lessees pay TeleCommunications and Electric. Parking is a one time fee of \$180 payable on September 1, 2017.** If you are interested in renting **Contact Tami, Dan or Jim at 320-251-1925..**

RENT The "**Rental Amount**" (see property list) is the monthly total MPM expects to collect from the entire unit. **MPM can suggest individual bedroom prices, however, your group determines the final room prices.** The monthly rent each individual pays is then set forth in the individual's lease.

You, The Market", set the Rent Structure (the bedroom prices). The Rent Structure is based off of 1 Tenant for each bedroom. Each house has a "natural limit" with respect to the number of tenants it can **comfortably** handle; MPM prohibits a house to be "crammed" full.

SECURITY DAMAGE DEPOSIT/PREPAYMENT OF LAST MONTHS RENT. Most often the Security/Damage Deposit is **\$300 per person** and it is to be paid when the leases are signed/turned in; **Also, the lease is structured so that your last month of rent "May2017" is due on, or before, May 1, 2017. Please make checks payable to "B.K. Foley".**

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PROCEDURE FOR FINDING YOUR "17-18" STUDENTHOUSING ACCOMODATIONS.

This "Rental Packet" lists most of the properties that MPM operates. Attached, you will find MPM's housing price list for the "17-18" School Year and a "Rental Application". **EACH PROSPECTIVE TENANT MUST FILL OUT AN APPLICATION.** (You may photo copy the application for each member of your group or stop by our office.)

You will be given a great deal of information by phone prior to scheduling an appointment. We expect you to drive around and become acquainted with the houses/apts. You are most interested in. **Please be as knowledgeable as you can regarding size of group, location, rent structure, etc. etc.;** then call us back to discuss specifics. We want to be efficient with your time as well as ours. We do screen inquiries to ensure that they are the respectful and responsible tenants we are looking for.

APPOINTMENTS All showings are by appointment. The appointment must be made a day in advance. Appointments are scheduled Monday- Friday: 11:00 AM – 5:00 PM.

SHOWINGS AN MPM "REP" (Jim, Dan, or Dewey) **MUST BE PRESENT FOR THE SHOWING!** Initially, 2-3 representatives for your group will view the house/apt. MPM may have two or three groups scheduled at approximately the same time; this is to minimize the inconvenience of housing up every hour and infringing on our tenants rights of privacy and quiet enjoyment.

ALL SHOW An "ALL SHOW" will be arranged once your group has selected a specific house/apt. and is interested in signing leases. **An "ALL SHOW" enables the entire group to see the house, (preferably at the same time), choose rooms and establish a price structure for their individual rooms/leases.** **YOUR GROUP WILL NEED TO TURN IN A SHEET OF PAPER LISTING ROOM ASSIGNMENTS/PRICES** shortly after the "all show". Occasionally, the house/apt. does not meet the all expectations and your group will explore alternatives.

LEASING A packet of leases will be given for your review **AFTER** your group has **TURNED IN A SHEET OF PAPER LISTING ROOM ASSIGNMENTS AND ROOM PRICES.** Questions regarding the lease are answered by phone and if necessary a group meeting can be held. MPM will do it's best to accommodate you.

If you are interested in any of these properties for **School Year "17-18"** please call Tami, Dan or Jim **(320-251-1925) to schedule a showing.** Please respect the rights of our present tenants; do not walk up and ask to see house or apt. they are instructed not to let you in.

We hope our inventory has what you are looking for. We look forward to serving you; **our customer.**
Good Luck with your Housing Search.

Sincerely,

Jim Hansen-General Manager

McDonald Property Management