

## BRIARGATE, SOUTHRIDGE AND PRESERVE APARTMENTS

### RENTAL QUALIFICATION CRITERIA

Following are criteria that must be met by prospective Tenants applying to rent apartment units at the Briargate, Southridge and Preserve Apartments ("Landlord") in Mankato:

**Credit and Documentation Criteria:**

- A minimum credit score of 575
- A social security number
- Evidence of a United States address(s) the last four years

**In the event that the credit and documentation criteria cannot be met, a prospective Tenant may alternatively do the following:**

- Make payment of the last month's rent in advance at the time the lease is signed if the credit score is under 575 or if the prospective tenant does not have a social security number OR verification of a United States address(s) for the past four years.

**Other Criteria:**

- The prospective Tenant(s) may have no felonies or other crimes that they are convicted of or charged with.
- There may be no evictions, conflicts with, and/or failure to pay past Landlords.
- The prospective Tenant must be eighteen or older. If under eighteen the legal guardian or parent must sign.
- Identification must be acceptable. A picture I.D. is required.
- There must be no negative or unverifiable character or rental references.
- The application must be completely filled out.
- There may be no omission of an address, or false and incorrect information on the application.

Existing Tenants that are renewing their lease will not be subject to these criteria, with the exception of felony and crime criteria.

The undersigned prospective Tenants acknowledge and agree that the Landlord must request a report from a credit screening company for a credit and background check. The contact information for this credit screen company is Rental Research (1-800-328-0333).

The undersigned agree that they have received a copy of the credit qualification criteria and the attached application, and that they fully understand the criteria and the questions on the application

\_\_\_\_\_ Date \_\_\_\_\_

## APPLICATION FOR RENTAL

Notice: All applicants must complete a separate application. The undersigned applicants understand that this application is incorporated into and made part of the residential lease agreement.

ARE YOU A U.S. CITIZEN?			
ARE YOU A STUDENT?		YEAR IN SCHOOL	
<b>APPLICANT INFORMATION</b>			
LAST NAME	FIRST NAME	M.I.	BIRTH DATE
SSN #	CELL PHONE	WORK PHONE	
PASSPORT #	EMAIL	DIVERS LICENSE #	
<b>CURRENT ADDRESS</b>			
STREET ADDRESS		CITY	STATE ZIP
DATE IN	DATE OUT	LANDLORDS NAME	LANDLORDS PHONE
MONTHLY RENT	REASON FOR LEAVING		
<b>PREVIOUS ADDRESS</b>			
STREET ADDRESS		CITY	STATE ZIP
DATE IN	DATE OUT	LANDLORDS NAME	LANDLORDS PHONE
MONTHLY RENT	REASON FOR LEAVING		
<b>PARENT OR SPONSOR INFORMATION</b>			
NAME		RELATIONSHIP	
STREET ADDRESS		CITY	STATE ZIP
PHONE NUMBER		EMAIL	
<b>OTHER OCCUPANTS</b>			
LIST NAMES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR AGE OR OLDER			
LIST NAMES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR AGE OR YOUNGER			
<b>PETS (Additional fees apply for pets)</b>			
PET (DOG OR CAT)	BREED	COLOR	
PET (DOG OR CAT)	BREED	COLOR	

**EMPLOYMENT & INCOME INFORMATION**

1. OCCUPATION	EMPLOYER/COMPANY	MONTHLY SALARY	
SUPERVISORS NAME	SUPERVISORS PHONE	STATE DATE	END DATE
2. OCCUPATION	EMPLOYER/COMPANY	MONTHLY SALARY	
SUPERVISORS NAME	SUPERVISORS PHONE	STATE DATE	END DATE

1. OTHER INCOME DESCRIPTION (MUST PROVIDE PROOF)

2. OTHER INCOME DESCRIPTION (MUST PROVIDE PROOF)

**EMERGENCY CONTACT**

1. NAME	RELATIONSHIP		
STREET ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	EMAIL		
2. NAME	RELATIONSHIP		
STREET ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	EMAIL		

**PERSONAL REFERENCES**

1. NAME	RELATIONSHIP		
STREET ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	EMAIL		
2. NAME	RELATIONSHIP		
STREET ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	EMAIL		

**BACKGROUND INFORMATION**

**HAVE YOU EVER:**

FILED FOR BANKRUPTCY?	WILLFULLY OR INTENTIONALLY REFUSED TO PAY RENT WHEN DUE?
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BEEN EVICTED FROM A TENANCY OR LEFT OWING MONEY? IF YES, PLEASE PROVIDE: PROPERTY NAME, CITY, STATE, AND LANDLORD NAME.

BEEN CONVICTED OF A CRIME? IF YES, PLEASE PROVIDE: TYPE OF OFFENSE, COUNTRY AND STATE.

VEHICLE INFORMATION					
MAKE	MODEL	COLOR	YEAR	LICENSE NO.	STATE
OTHER INFORMATION					
HOW DID YOU HEAR ABOUT OUR PROPERTY?					
HAVE YOU RECEIVED EMAILS FROM BRIRGATE, SOUTHRIDGE, & PRESERVE? DID THE EMAILS EFFECT YOUR DECISION ON SINGING A LEASE WITH US?					
WERE YOU HELPED BY A MEMBER OF OUR STREET TEAM? IF YES, DO YOU KNOW THEIR NAME?					
PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION					

I/we, the undersigned, authorize the Landlord and its agents to obtain an investigative, background and consumer credit report including but not limited to credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, and bank representatives. This investigation is for evaluation of the applicant only, and is strictly confidential. This report will contain information compiled from sources believed to be reliable, but the accuracy of which cannot be guaranteed. I hereby hold Landlord and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

**Applicant will be required to provide the following information:**

1. Appropriate identification (State ID or Passport)
2. Application fee of \$30
3. Security Deposit, as required by management
4. Any other information requested by Landlord or Agent
5. Form I-20 for applicants who are here on a student visa

In the event that applicant is approved and declines to move in, applicant's deposit shall not be returned.

\_\_\_\_\_  
(Signed/Applicant)

\_\_\_\_\_  
Date