



One applicant needs to be completed per adult. Resident Property Management does require all applicants to be 18 year of Age or over.

All applications must be completed and paid for via our website, [www.residentproperties.us](http://www.residentproperties.us). The application fee is non-refundable and each person over 18 must apply. Applications are processed through Rental Research Services Inc. 7525 Mitchell Rd. #301, Eden Prairie, MN 55344 1.800.328.0333

Please note that the application requirements are applicable to all properties and buildings managed by Resident Property Management.

#### Application Requirements:

##### 1) Rental History

- a) 1 year rental or home ownership history-Qualifies
- b) 0-1 year of rental or home ownership history-Qualifies with a double deposit
- c) No Unlawful Detainers, Writs of Recover/Evictions

##### 2) Credit History

- a) Credit Score
  - i) 0-600-Qualifies with a double deposit
  - ii) 601+ Qualifies
- b) No current collection accounts greater than \$100 or current judgements
- c) No bankruptcies or foreclosures within 1 year
- d) Application may be rejected due to poor credit history

##### 3) Income

- a) Sufficient verifiable income is necessary to pay rent and all outstanding debts
- b) Income may be verified in one of the following ways
  - i) Two most recent pay stubs
  - ii) Previous two years tax returns (if self-employed)
  - iii) Letter of new employment
  - iv) Student loan approval
  - v) Bank balance showing sufficient funds to pay rent for duration of lease.

#### 4) Criminal Background

- a) All felonies within the last 10 years will disqualify a tenant
- b) All violent crimes will disqualify a tenant, no time limit
- c) Any other crimes will be reviewed on a case by case basis

Applicant understand that their application fee per adult will be withheld by Resident Property Management if the applicant does not meet the standards outlined above. The foregoing criteria are used as guidelines for tenancy at all properties and buildings managed by Resident Property Management. However, the Landlord retains the right at all times to determine whether an applicant is eligible for residency at any building or property.