

Instructions

One application needs to be completed per adult. The application fee is \$50 per adult by cash, money order or cashier's check. Applications & fees can be brought to the Infinity office at the address below 24 hours a day. If no one is at the office, applications & fees can be left in our secure dropbox, located at the entrance to our building at: **2460 Broadway Ave N #100 Rochester, MN 55906.** Applications are processed through Rental Research Services, Inc. 7525 Mitchell Rd #301, Eden Prairie, MN 55344 1-800-328-0333

Applicant understands that their application fee of \$50 per adult will be withheld by Infinity Management Group if the applicant does not meet the standards outlined above.

Minimum Requirements for:

1) All Austin Properties

2) Rochester Area Apartments

- 1) **Rental History**
 - a) 1 year rental or home ownership history - Qualifies
 - b) 0-1 year of rental or home ownership history - Qualifies with co-signer OR double deposit
 - c) No Unlawful Detainers, Writs of Recovery/Evictions
- 2) **Credit History**
 - a) Credit Score
 - i) 0-600 – Qualifies with co-signer OR double deposit
 - ii) 601+ - Qualifies
 - b) No current collection accounts or current judgments
 - 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, utilities and all outstanding debts
 - b) Income may be verified in one of the following ways
 - i) Two most recent paystubs
 - 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
- 5) **If a co-signer is required they must meet the above requirements with at least a 600 credit score and one year rental or home ownership history.**

Minimum Requirements for:

Rochester Area Single Family,

Townhomes & Condos

- 1) **Rental History**
 - a) Minimum 2 Years Verifiable Rental History or home ownership qualifies
 - b) No Unlawful Detainers, Writs of Recovery or Evictions
- 2) **Credit History**
 - a) No current collection accounts or current judgments allowed
 - b) No bankruptcies foreclosures within 1 year
 - c) Minimum 600 credit score
 - d) Application may be rejected due to poor credit history
- 3) **Income**
 - a) Sufficient verifiable income is necessary to pay rent, utilities and all outstanding debts
 - b) Income may be verified in one of the following ways
 - i) Two most recent paystubs
 - 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 and violent crimes will disqualify a tenant
 - b) Any other crimes will be reviewed on a case-by-case basis

Maximum Occupancy

- a) Studio & 1BR: 2 adults, 2+BR: One adult per bedroom
- b) Additional occupancy limits may be imposed by State or Local Building Code or Fire Marshall



Rental Application

Equal Housing Opportunity

The undersigned hereby makes an application to rent the property located at:

Move-in Date: _____ Lease Length: _____ Agent: _____

Co-Applicants: _____

Personal Information:

First Name: _____ Middle Name: _____

Last Name: _____

Social Security #: _____ Date of Birth: _____

Cell Phone #: _____ Email: _____

Names of Dependents & Date of Birth: _____

List All Pets, Caged Animals & Aquariums over 25 gallons: _____

Residential History (3 Years):

Current Address: _____

City: _____ State: _____ Zip: _____

Current Rent: \$ _____ Date Moved In: _____

Owner/Agent: _____ Phone: _____

Previous Address: _____

City: _____ State: _____ Zip: _____

Current Rent: \$ _____ Date Moved In: _____

Owner/Agent: _____ Phone: _____

Driver's License:

Driver's License #: _____ State: _____

Vehicle Info:

Make/Model: _____ Year: _____ License: _____

Employment Information:**Current Employer:** _____

Your Status: Full Time: _____ Part Time: _____ Student: _____ Unemployed: _____

Hours Worked Per Week: _____ Salary: \$ _____ per _____

Dates Employed: _____ Job Title: _____

Supervisor Name: _____ Supervisor Phone: _____

Credit History:**Please list all bank accounts & investments:**

Company	Account Balance \$

Have you declared bankruptcy in the past 7 years? Yes _____ No _____

Have you ever been evicted from a residence? Yes _____ No _____

Have you ever had a late rent payment? Yes _____ No _____

Have you ever refused to pay rent when due? Yes _____ No _____

Comments:

Additional Sources of Income:**Emergency Contact:**

Name: _____ Phone: _____

Name: _____ Phone: _____

Additional Info:

Please give any additional information that might help the owner/management evaluate your application:

Pet Policy

Any animal/aquarium on the lease must be covered in your renter's insurance policy.

Cats/Dogs Policy

Each property is advertised with the owner's acceptance of cats or dogs. Please see the listing for details on whether they are negotiable.

Caged Animal Policy

This policy pertains to any animal not classified under the pet Policy and Pet Addendum of the lease.

Definition of Caged Animal

A caged animal is a species or breed of animal that is similar to the categories below. A caged animal must spend all, or nearly all, of its time in a cage or tank. It should not be allowed outside of its cage or tank without direct supervision of the tenant.

- Rabbits, hamsters, gerbils and ferrets
- Snakes, lizards, turtles
- Birds
- Fish

Caged animal fee

A one-time \$100 fee will be charged to the tenant upon approval from the property owner for any caged animal(s)/aquarium in accordance with this policy. Payment will be required at the start of the lease. Once the lease has commenced, caged animals may be added to this lease with the approval of the property owner and an additional \$100 fee and lease amendment.

Noncompliance with this policy may result in a lease violation.

Limits

A tenant may not have more than two caged animals at any one time. Caged animals may not be bred. Aquarium/Terrarium: each 25 gallons of tank is considered one caged animal. Therefore a 50-gallon tank is considered two caged animals (and the maximum allowed) under this policy.

Screening

Screening is not necessary for caged animals; however disclosure is required

I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable prior to the first day of each month in advance. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the application fees and/or deposit will be retained to offset the agent's cost, time & effort in processing my application.

I hereby waive any claim for damages by reason of non-acceptance which the owner or agent may reject. I recognize that as part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

I agree to permit an investigation of my credit, tenant history, banking & employment for the purposes of renting a property with this owner/manager.

Print Name

Signature

Date