

Brickstone North apartments _Resident Selection Criteria V01.25

Thank you for your interest in the **Brickstone North** Apartments.

Each qualified applicant must have a verified source of income and meet minimum income requirements which is 2.5x rent.

Qualified applicants must meet income limit standards at lease signing only. income qualification for tenants is determined upon initial occupancy.

After reviewing the resident selection criteria, and if you want to rent an apartment, please complete the following documents.

How to apply to Brickstone North Apartments:

- 1) REVIEW the Resident Selection Criteria V01.25**
- 2) REVIEW the FAQ**
- 3) Complete Application for Apartment Occupancy**

(It is important to answer each and every question appropriately)

If your application is received incomplete, or incorrectly, we cannot accept it, and it will be denied.

Complete forms for **each household member 18 years of age and older**. If you need to Copy additional forms for more than two adults please do so or download additional copies.

Include the most recent full month of pay stubs for all employed applicants to show you make double the monthly rental amounts.

Email copies of the Housing **Application, Forms, Paystubs** to: James.baron@aggate.org

Brickstone North Apartments: may consider reasonable accommodation for an applicant who is unable to submit the forms by email.

Security Deposit equal to one month's payment by emailed invoice prior to moving in

All Housing applications must be Emailed.

ALL Applications must be Emailed. Us mail, faxed, hand delivered will not be accepted.

Housing Applications will be processed in the order they are received in the Aggate Properties LLC corporate office. Your patience is appreciated.

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Pet Policy

Brickstone North Apartments are a pet friendly community! We welcome up to 2 pets per home with the Management Team's approval.

A one-time \$500 pet fee is due at the time of move-in.

A one-time pet deposit of \$150 for each pet is due at the time of move-in

A monthly fee of \$25 per cat maximum of 2, or \$50 monthly fee per dog maximum 2

Not properly disposing of pet waste in an appropriate manner will result in fines being levied.

Pet waste fines begin at \$50.00.

Breed and size Prohibition apply for these dogs.

Prohibition: Pit Bull, Doberman, Wolf Hybrid, Chow, Rottweiler, American Pit Bull/Bull Terrier, Akita, American Staffordshire Terrier.

Barking or aggressive dogs may be required to be removed from the premises.

At management discretion and at renters' expense

Aggate Properties LLC operates in accordance with federal, state and local fair housing and civil rights laws. No applicant will be discriminated against on the basis of race, religion, ethnicity, familial status, public assistance, gender, sexual orientation or disability.

Aggate Properties LLC is delighted, Thank you again for your interest in **Brickstone North** Apartments.

Thank you,

Aggate Properties LLC

Resident Selection Criteria:

Professionally Managed By:
Aggate Properties LLC
3003 119th LN NW MPLS MN 55433
763.218.2242 [telephone]

AN EQUAL HOUSING OPPORTUNITY

These properties will operate in accordance with federal, state, and local fair housing and civil rights laws. No applicant will be discriminated against on the basis of race, national origin, color, creed, marital status, ancestry, religion, familial status, public assistance, sex, sexual orientation, or disability.



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This Resident Selection Criteria: applies to the following properties:

Brickstone North Apartments located at 1615 26th ave n mpls mn 55411.

Any applicant who has a current or past relationship with AGGATE (for example, resident, guest, vendor, employee, etc.) will have their history with AGGATE reviewed and considered as part of the application process.

Applicants may be denied if any of the following exist at the time of application.

Criminal History

1. misdemeanors with dates of sentencing within the past three years, from the date of application
2. felonies with dates of sentencing within the past seven years, from the date of application
3. convictions for certain felonies with dates of sentencing within the last 10 years, from the date of application. including: first-degree murder, second-degree murder, third-degree murder, first-degree manslaughter, kidnapping, first-degree criminal sexual conduct, first degree assault, first degree arson and first-degree aggravated robbery.

Management may screen out any applicant in these situations:

Applicants convicted of drug offenses as defined in Section 102 of the federal Controlled Substances Act

Landlord will not deny applicants who are the subjects of open charges, unless any one of the open charges is for a crime that would result in a rejection of an application according to the criteria listed above. In this case, the application would be rejected. Applicants may re-apply upon resolution of open charges; at which time the now-closed charge will be considered under this policy. If the open charge was dismissed, the application would not be denied on the basis of that charge. If the open charge resulted in a conviction, it will be evaluated under these criteria to determine whether the conviction requires rejection of the application.

Income qualification. At minimum, applicants must have a total verifiable income (take home) of two-and one-half times (2.5x) the rent.

Credit History

Can consider information in a credit report if relevant to the ability to pay rent.

Rental history

1. Applicants will be denied if they owe money for rent to previous landlords.
2. Applicants will be denied if they owe money to utility companies.
3. Applicants will be denied if they owe money for damages or other charges to previous landlords.
4. Management will not consider evictions where judgment was entered three or more years from date of application
5. Management will not consider settlements entered one or more years before applicant submits application
6. Management will not consider dismissed evictions or evictions resulting in judgment for the applicant

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Application Process

Applications will only be accepted for available units.

Applications are processed on a first come first served basis.

1. Application: To begin the process, the prospective applicant must submit a completed application. All adult applicants must present a picture ID prior to moving in. A \$40.00 application fee is required, Applications will be processed in the order they are received. The total security deposit is equal to 1x the rent.

2. Screening/Income Guidelines: Applications will be investigated to ensure that applicants will fulfil their obligations as renters. Part of the screening will be done by a private application investigation service. Applicants will be asked to provide an account of all household income and formally certify that information.

3. Eligibility & Applicant Notification: Management will determine if applicants meet the Resident Selection Criteria. Applicants will be notified in writing of their acceptance or notified and given a reason for the rejection of their application by the management agent. The denial letter will contain instructions on how the applicant can obtain a copy of the report on which the decision to deny was reached. DO NOT CALL about the status of your application.

Affordable housing criteria for Brickstone North Apartments

affordable units are rented to households making less than 60% of AMI. In 2021-2022, this means that units must be rented to households making less than the following amounts:

- \$49,320 for one person
- \$56,340 for two people
- \$63,360 for three people
- \$70,380 for four people
- \$76,020 for five people

Occupancy Standards Apartment Type	Maximum Household Size
1 Bedroom	3 People
2 Bedroom	5 People