



8510 56th Avenue North- Office
New Hope, Minnesota 55428

Applicant Screening Criteria

Please note that the application will not be processed until payment of application fee and pre-lease deposit has been made as well as confirmation of which apartment applicant is applying for.

Applications Requirements:

- An application must be filled out completely, one for each adult applicant. There is a non-refundable application fee for each applicant.
- All applicants must be at least 18 years of age and must provide a current government issued photo ID.

Occupancy Limits:

<u>Size of Apartment</u>	<u>Maximum Number of Occupants</u>
Studio	One Person
One Bedroom	Two Persons
Two Bedrooms	Two persons per bedroom but no more than three adults and four people in total

Income:

- Applicants income must be at least 2.5x the monthly rent, anything lower and an application will not be approved.
- Income must be verifiable through current paystubs, employer contact or tax records. All other income, including self-employment, must be verifiable through tax records.

Credit:

- Applicants credit score must be above 600. All credit scores are taken from TransUnion.
- If no credit score is available, applicant must have positive rental references. If there is no rental reference and no credit score, the application will be denied.

Rental History:

- Applicants will be screened for any unlawful detainers, evictions or any housing violations on their record over the past seven (7) years.
 - If there is any housing court record on their background, regardless if it was settled or dismissed, the application will be denied.
- Applicants will have their previous / current property managers for a rental reference from the past five (5) years.
 - Screening will be conducted to find out if applicant paid rent on time, was on lease, gave proper notice and a positive reference.

- Applicants without rental history must have a credit score of 600 or above, will be charged a full month security deposit and be required to sign up for an ACH. If no credit and no rental references are reported, the application will be denied.

Criminal:

- A criminal background check will be performed on all applicants.
- Applicants must be able to pass a background check for an application to be approved.
- Registered sex offenders and offenders of serious felonies (i.e. violent crimes, arson, terrorism, etc...) will be disqualified for life.

We are a Fair Housing Provider:

- We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry and / or sexual orientation.

Disclosure of Tenant Screening Service:

- ResiPM uses a third party company to process and screen applications. The name and the phone number of the company we use is: Rental Research, 7525 Mitchell Rd, Suite 301, Eden Prairie, MN 55344. Phone: 952.935.5700

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