

STATEMENT OF RENTAL POLICY

1. **We are an equal opportunity housing provider.** We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. We also comply with all appropriate state and local fair housing laws.
2. **Housing Availability.** Properties become available when they are ready to rent. A vacant property will not be deemed available until it has been listed with an agent(s) for lease and the owner is fully cooperative with agent's showing the property.
3. **Occupancy Guidelines.** To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a bedroom in any applicable property. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two people per bedroom per property unless stated differently on the rental license. For example, a two-bedroom apartment could house as many as four people.
4. **Application Process.** Every resident must submit a completed rental application with a letter of intent to lease the real estate. Incomplete or inaccurate applications will be denied. Our non-refundable application fee is \$30.00 per applicant 18 or older that will be occupying the property. We will submit your application to Rental Research Services, Inc. 7525 Mitchell Road, Suite 301, Eden Prairie, Minnesota 55344, 1-800-624-7422 to check your credit report, criminal background history, employment history and rental references to confirm that they meet the owner's rental criteria. The owner will determine whether you qualify for the property you are applying for. Each owner has different criteria, please ask the agent(s) involved in the transaction if you have questions regarding this. If you meet the owner's criteria, your application will become approved. This process can take two or more days. We rent available properties to applicants in the order that they are received.
5. **Rental Criteria.** Standard Criteria applies to any and all applicants applying for a property. You may need to meet one or all of the following criteria in order to be deemed approved for a property:
 - a. **Income.** Your monthly income must be at least three times the monthly rent. You must be able to prove at least one month of pay stubs immediately preceding the date of your application. If you have been a full time student at anytime during the past year, you're required to have your lease guaranteed. If you are unemployed, you must provide proof of a source of income or subsidized housing assistance.
 - b. **Rental History.** You must have satisfactory rental references from at least two prior landlords. If you have ever been evicted or sued for any lease violation within the last two years, you may be denied. If you have a history of late payments you may be denied. Applicants with verified housekeeping problems may be denied.
 - c. **Credit History.** Your credit score may need to be 600 or higher to qualify. If your credit history shows any debt, you may be required to pay an additional security deposit, have a co-signer or a guarantor.
 - d. **Criminal History.** Applicants with arrest and conviction of a felony that is not over seven (7) years or charge for assault may be denied. If you have criminal history, which may pose potential endangerment to other residents, Sex Offense, Burglary, Robbery Murder, Manslaughter, False Imprisonment, Theft, Terrorist Threats you may be denied. Applicants with dependents in the household with a record of offenses listed above may be denied.
 - e. **Guarantors.** If you do not meet one or more of the above criteria, you may be able to qualify for housing if you can get a third party to guarantee your lease. The guarantor must pass the same application and screening process that you must pass with paying all of the same fees incorporated with applying for a rental property.

Size of Property**Maximum # of Occupants**

Studio	One person
One Bedroom	Two persons
Two Bedroom	Two persons per bedroom but no more than two adults
Three Bedroom	Two persons per bedroom but no more than three adults
Four Bedrooms	Two persons per bedroom but no more than four adults
Five Bedrooms	Two persons per bedroom but no more than five adults
Six Bedrooms	Two persons per bedroom but no more than six adults

Thank you for applying with Star One Rentals

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