

Urban Enterprises, Inc.

4542 Nicollet Avenue Minneapolis, MN 55419

Application Process

- Urban Enterprises charges a \$50 application fee per adult. This fee covers the cost of doing a criminal background check, credit check, employment verification, and rental history check. This fee is non-refundable and must be paid with cash or money order in person or online with the submission of an online application.
- It will take approximately 3-5 business days to process your application. This time can be reduced if you provide additional documentation to verify that you qualify. Examples of helpful documentation include: pay stubs to prove income and signed recommendation letter from previous landlord.
- If you are approved, the next step is to sign the lease. This document commits yourself to renting the property and commits Urban Enterprises and the owner of the property to rent to you. As a sign of your commitment, your total security deposit will be due at the lease signing.
- You will then schedule a move-in walk through with the leasing agent who showed you the property.
- Your first month's rent must be paid in full in order to gain access to the property.

Requirements for approval

- The first applicant that pays the full security deposit will be considered first. Applicants that do not pay the security deposit and are then moved to second consideration will have their application fee refunded if not approved.
- At least two years of positive rental history. Positive history means that your rent has been paid on time, you gave proper notice before vacating, you left the property in good / clean condition, and other considerations.
- No evictions (regardless of judgment) or unlawful detainers in the last 5 years.
- No outstanding balance with a landlord.
- No collections.
- At least two years of continuous work history up to present day.
- Combined, verifiable income must be at least 2.5 times the rental amount, or 3.5 times the rental amount if applying for a single family home.
- No felonies, fraud, theft, or drug convictions in the last 5 years or excessive (4 or more) misdemeanors in the past 2 years.

By signing the application you are stating that you understand the application process and you agree to the requirements for approval. The property owner and Urban Enterprises reserve the right to grant exceptions to the above criteria at their sole discretion. If an exception is made a higher security deposit may be required.