

Instructions

One application needs to be completed per adult. The application fee is \$50 per adult and can be made payable to "Infinity Management Group" Applications & fees can be returned to the Infinity office at the address below 24 hours a day. If no one is at the office, the 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

Minimum Requirements for:

1) All Austin Properties

2) Rochester Area Apartments

- 2) **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
- 3) **Credit History**
 - a) Credit Score
 - i) 0-599 – Qualifies with co-signer OR double deposit
 - ii) 600+ - 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
- 4) **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 months of 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
- 5) **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
- 6) **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

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.