



Rental Requirements

ALL APPLICANTS MUST QUALIFY UNDER EACH REQUIREMENT.

Please direct any specific questions regarding the categories below to Management prior to applying.

1. Credit: A complete check of every applicant's credit history will be made. Charged off accounts, past due accounts, collection accounts, judgments, and bankruptcies may be a basis for denial. A credit score below 600 is basis for being denied.

2. Criminal: A complete check of criminal history will be made.

- An applicant in any city other than Minneapolis will be denied if they have been convicted of a felony in the previous seven (7) years. Any felony older than seven (7) years of age, and misdemeanors may still be taken into consideration when determining whether to approve an application, depending on the severity, type, and frequency of offenses. Pending criminal charges may be cause for a denial.

- An applicant in the city of Minneapolis will be denied if they have been convicted of a felony in the previous seven (7) years. A felony seven (7) to ten (10) years old from the date of sentencing may be cause for a denial in accordance with Section 244.2030 of the city's municipal code. An applicant in the city of Minneapolis may be denied if they have a misdemeanor conviction that is less than three (3) years old from the date of sentencing. Pending charges may be taken into consideration.

- All applicants convicted of crimes related to the illegal manufacture or distribution of a controlled substance as defined in Section 102 of the Controlled Substances act (21 U.S.C. 802) and any crime that requires the applicant to register as a sex offender for life will be automatically denied.

3. Evictions:

- For applicants applying in any city other than Minneapolis, evictions will result in a denial. However, any evictions filed that resulted in a dismissal or an expungement will not be cause for a denial.

- For applicants applying in the City of Minneapolis, Evictions older than three (3) years will not be cause for a denial. Evictions filed more than one (1) year prior but less than three (3) years prior, may result in a denial. Evictions filed in the previous twelve (12) months will result in a denial. Any evictions filed that resulted in a dismissal or an expungement will not be cause for a denial.

4. Rental History: The applicant should have a positive rental reference or should have previously owned a home (with mortgage in good standing). Timely rent payments, lease violations, evictions for material breach of lease, any amounts owed to a previous landlord, and/or foreclosures may all be used to determine if a resident had a positive rental reference. Applicants without rental history or rental reference may be required to have a guarantor.

5. Income: A prospective Resident should meet the minimum income requirements:

- 1 person must have a gross monthly income of at least 3 times the monthly rent

- 2 persons must have a gross monthly income of at least 3.5 times the monthly rent
- 3 persons must have a gross monthly income of at least 4 times the monthly rent
- 4 persons must have a gross monthly income of at least 4.5 times the monthly rent

If the applicant is applying in the city of Minneapolis, and the applicant does not meet the income requirements above, the applicant may provide additional information to show the applicant has made timely rent payments in a previous housing situation in which they did not meet three (3) times the income requirement. The burden of providing this additional information is on the applicant.

If the applicant does not qualify in one or more of the categories above, the option for a Guarantor may be offered as a path for application approval.