



The Murals of LynLake

APPLICATION FOR APARTMENT OCCUPANCY

This application must be filled out completely. Driver's License or ID required to complete application.

Office Use Only			
BUILDING ADDRESS: <u>2833 Lyndale Ave S Minneapolis, MN 55408</u>		APT # _____	REFERRED BY _____
LEASE DATES: FROM _____ TO _____		MOVE IN DATE: _____	LEASING AGENT _____
MONTHLY RENT\$ _____	GARAGES\$ _____	DEPOSIT DATE: _____	DEPOSIT AMT.\$ _____
APPLICATION FEE \$ _____ (Fee is non-refundable)		(ONE PERSON PER APPLICATION PLEASE)	
APPLICANT LAST NAME		MAIDEN/PREFIX	FIRST
			MIDDLE
HOME PHONE		CELL PHONE	EMPLOYER PHONE
SOCIAL SECURITY # OR INS #		DATE OF BIRTH	DRIVERS LICENSE # STATE ISSUED:
PRESENT ADDRESS		CITY	STATE ZIP
UNIT #	FROM TO	RENT \$	LANDLORD/PROPERTY NAME PHONE NUMBER
PREVIOUS ADDRESS		CITY	STATE ZIP
UNIT#	FROM TO	RENT \$	LANDLORD/PROPERTY NAME PHONE NUMBER
PRESENT EMPLOYER		PHONE #	POSITION DATES
ADDRESS		PART/FULL TIME	SUPERVISOR SALARY
PREVIOUS EMPLOYER		PHONE #	POSITION DATES
ADDRESS		PART/FULL TIME	SUPERVISOR SALARY
OTHER INCOME/SOURCE		PHONE #	CONTACT AMOUNT
ADDITIONAL OCCUPANTS		EMERGENCY CONTACT NAME & NUMBER	
VEHICLE INFORMATION		LICENSE #	YEAR MAKE & MODEL
Have you ever filed bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain:	Have you ever been evicted or asked to move? <input type="checkbox"/> Yes <input type="checkbox"/> No Have you ever refused to pay rent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you ever been convicted of a crime? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain:	Do you have a legal right to be in the United States? <input type="checkbox"/> Yes, I am a US Citizen. <input type="checkbox"/> Yes, I have valid documentation from the U.S. Dept. of Immigration and Naturalization (INS) that allows me to be in the country. <input type="checkbox"/> No
I authorize The Murals of LynLake/Arcadia Management and the reporting agency working on their behalf, Multihousing Credit Control, to investigate my criminal history, residential, employment and income history, bank and credit history for the purpose of housing and/or employment. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records; county or state criminal records as follows, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I understand failure to complete this form completely and truthfully may result in denial and/or forfeiture of deposit. This authorization is for this transaction only and continues in effect for one (1) year unless by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.			
Signature _____		Date _____	
MULTIHOUSING CREDIT CONTROL, 10125 CROSSTOWN CIRCLE #100, EDEN PRAIRIE, MN 55344 PHONE (952) 941-0552 ♦ FAX (952) 942-0582 ♦ TOLL FREE (800) 328-6205			

RENTAL POLICY CRITERIA

Welcome to The Murals of LynLake! All persons are free at any time to apply for residency. However, in order to reside in our community we require that each applicant and/or co-signer meet our rental criteria. Before you fill out our Rental Application, you must review, sign and date the following criteria. Note that the term “Applicant” provided below applies to all residents to be indentified on the Apartment Lease Agreement and/or cosigners. Nothing contained in these criteria shall constitute a guarantee or representation by Arcadia Management of approval.

All applications are subject to approval by Arcadia Management based on the following criteria:

- 1.) Applicant(s) must be a minimum of eighteen (18) years of age and have a valid photo ID.

- 2.) Occupancy guidelines:

<u>Type of Apartment</u>	<u>Maximum Number of Occupants</u>
Studio	2
1 Bedroom	2
2 Bedroom	4

- 3.) Deposits and Application Fees

A security deposit of \$500.00 must be paid when reserving an apartment home. Once paid, this security deposit is held throughout the approval process. Additionally, a \$40.00 non-refundable application fee is required for processing. The security deposit and application fee(s) must be paid in two (2) separate checks or money orders. Only pre-printed checks will be accepted. If an application is canceled by the applicant prior to notification of approval or within 48 hours after application (whichever comes first), the security deposit check will be refunded.

- 4.) Employment History

Verifiable employment and or gross income of at least **2.5** times the amount of monthly rental is required for approval. Applicants must supply information necessary to verify income in the form of pay stub, offer letter, tax statement or human resource contact. Failure to supply income verification information within 48 hours of initial application will result in application denial and forfeiture of deposit. Applicants that do not meet the income or credit requirements may be required to have a guarantor or cosigner apply on their behalf. Green card holders must produce a copy of their Permanent Resident Card.

- 5.) Residential History

Applicants must provide current verifiable residential history. An application will not be approved if there is an outstanding balance due to an apartment community or mortgage company. Should an applicant have a balance or failed to fulfill a lease agreement with another apartment community, the applicant will need to provide a written statement from the rental management, or Mortgage Company that the balance has been paid in full. Additionally, all applicants must have an acceptable rental history with no prior history of default in lease obligations. The following information must be able to be verified: (a) length of residency (b) consistent and timely payments (c) adherence to community policy (d) proper notice given.

Unlawful Detainer(s) or eviction(s) filed in the last five (5) years will be reason(s) for immediate denial of an application. Unlawful detainers or evictions filed prior to the last five (5) years may additionally be reason for denial of an application.

6.) Credit and Criminal Background Check

- a. Applicants with credit risk score of 580 or below will be required to have a guarantor (a third party who agrees contractually to fiduciary responsibility) and/or to pay their last month's rent on or before their move in date as determined by management.
- b. Applicants with a credit risk score of 581-624 may be required to have a guarantor and/or to pay their last month's rent on or before their move in date as determined by management.
- c. Applicants with a credit risk score of 625 or above will be approved with no conditions, so long as all other approval conditions have been met.

A criminal background check will be conducted and must be able to be completed on each applicant. The inability to obtain a complete criminal background check, any felony or gross misdemeanor charge(s) and or conviction(s) involving crimes against person; or crimes that resulted in a loss of property will be grounds for immediate denial of an application. All other felonies or gross misdemeanor charges will be reviewed on an individual basis and could result in denial of an application.

Lease Signings: All leaseholders must be physically present for the lease signing. No personal belongings will be permitted in an apartment prior to lease start date.

Arcadia Management as the managing agent is fully committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, creed, religion, gender, disability, familial status, national origin, affection preference, marital status, or receipt of public assistance.

Arcadia Management adheres to the Fair Housing Law (Title VII of the Civil Rights Acts of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) Which stipulated that it is illegal to discriminate against any person in the housing practices because of race, color, creed, religion, gender national origin, disability, familial status, affection preference, marital status, or public assistance.

I have read and understand the rental policies of this community:

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date