



## RENTAL ACCEPTANCE CRITERIA

### FAIR HOUSING STATEMENT

- Renters Warehouse is a fair housing provider and does not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation or other protected class as applicable.

### APPLICATION REQUIREMENTS

- Your application must be filled out completely and accurately. Any misstatements or omissions made on your application, whether or not discovered before you move into the building, is grounds for denial of an application or termination of an existing lease. Information must be legible and verifiable. Your application may be rejected if any requested information (such as an address or employer) on the application is omitted or cannot be verified. Applications are not considered complete and will not be reviewed until the completed application form, verified proof of income, and valid, unexpired ID have been received by Renters Warehouse

### BUSINESS RELATIONSHIP

- The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. Renters Warehouse reserves the right to refuse anyone who is verbally abusive, swears, is disrespectful, makes threats, is intoxicated, is argumentative, or in general displays an attitude at the time of the property showing and application process that causes Renters Warehouse to believe it would not have a positive business relationship.

### APPLICATION CRITERIA

- Total combined gross monthly income from all sources must be at least 3 times the amount of monthly rent (i.e.: \$1,000 monthly rent x 3 = \$3,000 monthly income) to be approved.
- Income must be verifiable and provided in a written form acceptable to Renters Warehouse, including a pay stub, verification of income letter (on company letterhead), a letter of benefit assignments or tax statements of the applicant.
- Any eviction filed against you within the last five (5) years may be grounds for rejection.
- A credit score below 565 may result in rejection or require additional deposit and/or guarantor.
- A criminal background check will be performed on all applicants. Depending upon the nature, severity, and age of the conviction, the application may be rejected.
- Registered sex offenders will be disqualified for life.
- Applicants must provide a valid and unexpired Government Issued Photo Identification to verify identity.

### APPLICATION PROCESS

- Payment of the application fee is required at the time you apply for the property. One application per adult is required. The property will not be held until the first month's rent is paid in full, and a hold or lease agreement is executed. **The Application fee is non-refundable unless otherwise provided for in local or state statute.**
- All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following address:

**Rental History Reports**  
7900 W 78<sup>th</sup> St., #400  
Edina, MN 55439  
Telephone (952) 545-3953 \* (888) 389-4023  
[www.RentalHistoryReports.com/Applicant](http://www.RentalHistoryReports.com/Applicant)