



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.

APPLICATION REQUIREMENTS

- Your application must be filled out completely and accurately. An incomplete application may be rejected or not processed. 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.

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 rental to 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 unit showing and application process that causes the 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 the 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 have and show a Government Issued Photo Identification to verify that the individual signing the application and lease is that person.

APPLICATION PROCESS

- Payment of the application fee is required at the time you apply for the apartment. One application per adult is required. The rental unit will not be held until the security deposit is paid in full. **The Application fee is non-refundable.**
- All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following address:

Rental History Reports
7900 West 78th Street, Suite 400
Edina, MN 55439
Tel (952) 545-3953 | (888) 389-4023
www.RentalHistoryReports.com/Applicant