

201 North Broad Street, Suite 109
Mankato, MN 56001
507.345.1290
FAX 507.387.6843
smr@smrrental.com

RESIDENT SELECTION CRITERIA

A rental application, credit, rental references and criminal report must be processed on all prospective residents 18 years of age or older. Applications will not be approved from un-emancipated minors and/or persons under the age of 18.

A NON-REFUNDABLE Application Fee in the amount of \$35.00 will be required of each person of age unless prohibited by local governing agencies. No application will be processed without the non-refundable Application Fee(s). **This fee MUST be in the form of a money order/cashier's check payable to the project name.**

SMR will adhere to Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, familial status or disability.

Please review this information before completing the application and paying the application processing fee, which is non-refundable. Falsification of information on the application will result in denial of residency and loss of security deposit as liquidated damages for our time and expense.

Each applicant must provide an original and valid local, state or federal government issued photo identification at the point of application for verification purposes.

Rental History/References

Applicants must provide past and present residency information including any out of state residences during the past five years. Each applicant's rental references, criminal/credit report will be reviewed. If applicant takes exception with the findings, the applicant is responsible and has the right to contact the credit reporting, rental reference agent/agencies. In the event the discrepancy can be cleared up, the applicant will be considered on the basis of the new information.

Applicant may be denied for the following:

Criminal Background History

- Applicant or Occupant will be denied for any conviction of a sexual crime when applicant is register as a sex offender.
- Applicant/Occupant may be denied for three consecutive convictions within 3 years (36 months).

Felony Conviction

Applicant or Occupant may be denied for any felony conviction for offenses against property, animals, persons, fraud, computers, family relations, government, public peace, gambling, firearms, organized crime, illegal drugs, sexual nature, alcohol, victimless offenses, public peace for minimum of 7 years and maximum of 50 years, from conviction date.

Gross Misdemeanor Conviction

Applicant or Occupant will be denied for any Gross Misdemeanor conviction for offenses against property, animals, persons, fraud, computers, family relations, sexual nature, government, public peace, firearms, organized crime, illegal drugs, victimless offenses, public peace for minimum of 5 years and maximum of 35 years, from conviction date.

Misdemeanor/Petty Misdemeanor Conviction

Applicant or Occupant will be denied for any Misdemeanor/Petty Misdemeanor conviction for offenses against property, animals, persons, fraud, computers, family relations, government, public peace, gambling, firearms, organized crime, illegal drugs, alcohol, victimless offenses, sexual nature, public peace for minimum of 2 years and maximum of 15 years, from conviction date.

Credit/References/Past Behavior

- Applicant or occupant may be denied for a history or not meeting financial obligations, or a history of disturbing neighbors, violations of previous rental agreements, or evictions.
- Applicant or occupant will be denied if previous landlord would not relet due to lease violations.

Income Limit

- Applicant (s) must meet the required income guidelines set forth by the project.

Applicants may be denied for the following:

- Adverse information received during the interview process related to eligibility, received on the application and the information contained in a rental references, consumer credit report or a criminal records report.
- The applicant does not meet the requirements of the Fair Housing/Tenant Selection Occupancy Policy.
- Anyone having been and/or in the process of being terminated/evicted from a previous landlord for just cause.
- Falsification, misrepresentation or withholding of information or submission of inaccurate and/or incomplete information on any application or during the interview related to eligibility, award of preference for admission, family composition, or rent.
- Refusal to comply with housing program requirements, policies, and/or procedures.

The household characteristics/number of occupants per apartments exceeds the following guidelines:

Studio	1 occupant
1 bedroom	2 occupants
2 bedrooms	4 occupants
3 bedrooms	6 occupants

I/WE HEREBY CONSENT TO ALLOW SMR, TO OBTAIN AND VERIFY MY CREDIT, CRIMINAL AND RELATED INFORMATION FOR THE PURPOSE OF DETERMINING WHETHER OF NOT TO LEASE TO ME AN APARTMENT OR TOWNHOME, I UNDERSTAND THAT SHOULD I LEASE AN APARTMENT OR TOWNHOME, THE COMMUNITY IN WHICH I HAVE APPLIED AND ITS AGENT/S SHALL HAVE A CONTINUING RIGHT TO REVIEW MY CREDIT INFORMATION, PAYMENT HISTORY AND OCCUPANCY HISTORY FOR ACCOUNT REVIEW PURPOSES AND FOR IMPROVING APPLICATION METHODS.

I/WE HAVE READ UNDERSTOOD AND AGREE TO THE ABOVE TERMS AND CONDITIONS THEREOF FROM WHICH MY/OUR APPLICATION WILL BE PROCESSED.

Prospective Resident Date

Prospective Resident Date

Apartment Building Name F & H Apartments in Janesville, MN

Managed by : SMR Management Inc.

Phone: 507-345-1290, 201 N. Broad Street, Suite 109, Mankato, MN 56001

TENANT NAME

(First) (Middle) (Last)

(Street) (City/State/Zip)

Home Phone # () _____ - _____

Work Phone # () _____ - _____

Social Security # _____ - _____ - _____

Date of Birth _____ / _____ / _____

CO-TENANT NAME

(First) (Middle) (Last)

(Street) (City/State/Zip)

Home Phone # () _____ - _____

Work Phone # () _____ - _____

Social Security # _____ - _____ - _____

Date of Birth _____ / _____ / _____

EMPLOYMENT

TENANT

Employer: _____

(Street) (City/State/Zip)

Phone # () _____ - _____

EMPLOYMENT

CO-TENANT

Employer: _____

(Street) (City/State/Zip)

Phone # () _____ - _____

PAST RENTAL REFERENCES

TENANT (Last 2 years required)

CURRENT LANDLORD

(Street) (City/State/Zip)

Phone # () _____ - _____

Date of Occupancy _____ - _____ Apt # _____

PAST RENTAL REFERENCES

CO-TENANT (Last 2 years required)

CURRENT LANDLORD

(Street) (City/State/Zip)

Phone # () _____ - _____

Date of Occupancy _____ - _____ Apt # _____

PREVIOUS LANDLORD

(Street) (City/State/Zip)

Phone # () _____ - _____

Date of Occupancy _____ - _____ Apt # _____

PREVIOUS LANDLORD

(Street) (City/State/Zip)

Phone # () _____ - _____

Date of Occupancy _____ - _____ Apt # _____

1. Have you ever been convicted of a felony?
_____ Yes _____ No

2. If yes, explain

1. Have you ever been convicted of a felony?
_____ Yes _____ No

2. If yes, explain

3. Are you or have you ever been evicted?
_____ Yes _____ No

4. What size apartment?
_____ 1 BR _____ 2 BR _____ 3 BR

3. Are you or have you ever been evicted?
_____ Yes _____ No

4. What size apartment?
_____ 1 BR _____ 2 BR _____ 3 BR



TENANT

List Vehicles owed and License #

CO-TENANT

List Vehicles owed and License #

OTHER INDIVIDUALS TO RESIDE IN THE APARTMENT

Name

Social Security #

Date of Birth

I/We certify this housing is/will be my/our permanent residence. I/we do/will not maintain a separate rental unit in a different location. I/We certify all household and income information is correct.

Tenant Signature

Date

Co-Tenant Signature

Date

“The following information regarding race, national origin, and sex designation solicited on this application is requested in order to assure the Federal Government, acting through the USDA-Rural Development, Rural Housing Service, that Federal Laws prohibiting discrimination against tenant on the basis of race, color, national origin, religion, sex, familial status, age and handicapped are complied with. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating you. If you chose not to furnish it, the owner is required to note the race/national origin and sex of individual applicants on the basis of visual observation or surname.”

RACE/NATIONAL ORIGIN:

White/Non-Hispanic _____

Black/Non-Hispanic _____

Hispanic _____

Asian/Pacific Island _____

American Indian/Alaskan Native _____

SEX OF TENANT:

Male _____ Female _____

SEX OF CO-TENANT:

Male _____ Female _____

Please return to:



220 Gerry Drive
Wood Dale, IL 60191

Tel: 866.389.4042
Fax: 866.389.4043

www.screeningreports.com

RELEASE OF INFORMATION

COMMUNITY YOU ARE APPLYING FOR: _____

I authorize Screening Reports, Inc. (SRI) to do a complete investigation of all information provided on my application. I have personally filled in and/or reviewed all information listed on my application. A complete investigation may include any or all of the following: Credit Report, Criminal Record, Rental History References and Personal Interviews with references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community. My signature below authorizes all entities listed on application to release rental, job history (including salary) and criminal record information.

ARBITRATION AGREEMENT("AGREEMENT")

I agree to arbitrate all disputes and claims arising out of or relating to actions taken by SRI or its agents and assigns in acquiring and reporting information relating to my application. Before I seek arbitration, I will first provide written Notice of Claim or Dispute ("Notice") to SRI, 220 Gerry Dr., Wood Dale, IL 60191 ("Notice Address"). The Notice must: (a) describe the nature and basis of my claim or dispute; and (b) include all supporting documentation to substantiate the basis for my claim or dispute. If I do not reach an agreement with SRI to resolve the claim or dispute within 30 days after the Notice is received, I may commence an arbitration proceeding.

To the fullest extent permitted by applicable law, no arbitration under this Agreement shall be joined to an arbitration involving any other party subject to this Agreement, whether through class arbitration proceedings or otherwise. I may bring claims against SRI in my individual capacity only, and not as a plaintiff or class member in any purported class or representative proceeding.

The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes of the American Arbitration Association ("AAA"), as modified by this Agreement, and shall be administered by the AAA. The AAA rules are available at www.adr.org or by writing to the Notice Address.

Applicant Name

XXX - XX - _____
Social Security #

Date of Birth

Applicant Signature

Today's Date

RELEASE OF INFORMATION**COMMUNITY YOU ARE APPLYING FOR:** _____

I authorize Screening Reports, Inc. (SRI) to do a complete investigation of all information provided on my application. I have personally filled in and/or reviewed all information listed on my application. A complete investigation may include any or all of the following: Credit Report, Criminal Record, Rental History References and Personal Interviews with references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community. My signature below authorizes all entities listed on application to release rental, job history (including salary) and criminal record information.

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To the fullest extent permitted by applicable law, no arbitration under this Agreement shall be joined to an arbitration involving any other party subject to this Agreement, whether through class arbitration proceedings or otherwise. I may bring claims against SRI in my individual capacity only, and not as a plaintiff or class member in any purported class or representative proceeding.

The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes of the American Arbitration Association ("AAA"), as modified by this Agreement, and shall be administered by the AAA. The AAA rules are available at www.adr.org or by writing to the Notice Address.

Applicant NameXXX - XX - _____
Social Security #_____
Date of Birth_____
Applicant Signature_____
Today's Date

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Authorization for Release of Information

By signing this form, I/we agree to have all of my/our income, assets, school statuses, and medical expense information verified by the Owner/Management Company that are necessary for the application and the recertification process.

The information obtained will be used only for determining eligibility and will be kept confidential.

I/We hereby authorize the release of the requested information. I/We also acknowledge that photocopies of this authorization may be used for the purposes stated above. Information obtained under this consent is limited to information that is no older than 12 months. There are circumstances which would require the Owner to verify information that is up to 5 years old, which would be authorized by me/us on a separate consent, attached to a copy of this consent.

Tenant Signature

Cotenant Signature

Cotenant Signature

Date

"Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the **Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).**"

1/2016