



General Requirements

Every person at least 18 years old must complete applications in full.

Every person must provide a government-issued photo ID. One application per adult is required.

Incomplete, inaccurate or falsified information will be grounds for denial.

If your application comes back approved with conditions, an additional half to a full month's rent deposit will be required.

Housing History

Applicants must have a positive housing history. We strongly prefer at least one year of recent positive rental history verified by professional landlord references. References by roommates or relatives, or in which the applicant did not sign a lease may be considered unacceptable. These requirements may vary subject to additional conditions for applicants who are first-time renters or students. The refusal of a prior landlord to give a reference, or a negative reference, may be grounds for rejection.

Evictions

An eviction report will be run for every applicant by Rental Research Inc. Applicants with unlawful detainers or evictions within the past seven years will be rejected.

Credit

A credit report will be run on every tenant by Rental Research Inc. We look for a positive credit history. No credit, high debt, collections, judgments, recent bankruptcy or other negative credit references may be grounds for rejection or an increased deposit amount. Applicants must have a credit score of 600 or must have no collections, judgments or bankruptcies within the past three years.

Criminal Criteria

A criminal background check will be run on every applicant by Rental Research, Inc. Applicant's criminal backgrounds will be analyzed in light of the United States Department of Housing and Urban Development's guidance on criminal records and the Fair Housing Act. Our rental policy on criminal records is designed to protect the interest and security of our property and existing tenants, and is not intended to universally bar those with criminal backgrounds from being accepted.

Criminal records will be analyzed as follows:

- I. Crimes Against Persons (murder, criminal sexual conduct, assault, etc.)
 - a. Felony Convictions – Applicants with a felony conviction in the past ten years for Crimes Against Persons will be denied, unless at least five years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending felony charges will be denied unless the applicant can establish positive rental history for the past ten years.

- b. Misdemeanors - Applicants with a misdemeanor or gross misdemeanor conviction in the past three years for Crimes Against Persons will be denied, unless at least two years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending misdemeanor or gross misdemeanor charges will be denied unless the applicant can establish positive rental history for the past three years.
- II. Crimes Against Property (robbery, theft, burglary, etc.)
- a. Felony Convictions – Applicants with a felony conviction in the past seven years for Crimes Against Property will be denied, unless at least five years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending felony charges will be denied unless the applicant can establish positive rental history for the past ten years.
 - b. Misdemeanors - Applicants with a misdemeanor or gross misdemeanor conviction in the past three years for Crimes Against Property will be denied, unless at least two years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending misdemeanor or gross misdemeanor charges will be denied unless the applicant can establish positive rental history for the past three years.
- III. Crimes Against Society (gambling, drugs, prostitution, etc.)
- a. Felony Convictions – Applicants with a felony conviction in the past seven years for Crimes Against Society will be denied, unless at least five years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending felony charges will be denied unless the applicant can establish positive rental history for the past ten years.
 - b. Misdemeanors - Applicants with a misdemeanor or gross misdemeanor conviction in the past three years for Crimes Against Society will be denied, unless at least two years have elapsed since the conviction and the applicant can demonstrate rehabilitative efforts and a positive rental history during that span. Applicants with pending misdemeanor or gross misdemeanor charges will be denied unless the applicant can establish positive rental history for the past three years.
- IV. Manufacture or Distribution of Controlled Substance. An applicant with a previous conviction for the manufacture or distribution of a controlled substance, defined in section 102 of the Controlled Substances Act (21 U.S.C. 802) will be denied.

Notwithstanding the above criminal criteria, an applicant's criminal record will not be negatively construed if he or she is a current student in good standing at the University of Minnesota. For non-student applicants with criminal records, notwithstanding the above policy (except paragraph IV), we will consider the facts and circumstances surrounding the criminal conduct, the age of the applicant at the time of the offense, and the applicant's rental history before and after the criminal conduct.

Attitude

We reserve the right to refuse rental to anyone who is verbally abusive, rude, swears, is disrespectful, makes threats, has been drinking, is argumentative, in general displays a bad attitude, or has a history of problems with prior manager or residents.

Application Fee

There is a \$30 per application fee that is due before the application will be processed. Applications are usually processed in 1-2 business days.

Fair Housing Statement

We are a fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, ancestry or sexual orientation.

Rental Research Services
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