

SummerField Place

A P A R T M E N T S

PROPERTY _____

APT # / UNIT SIZE _____

(office use only)

DATE _____

How did you hear about this property? _____ Newspaper/Ad _____ Friend
_____ Internet _____ Other (specify) _____

All SummerField Place properties are smoke free.

RENTAL APPLICATION

Each household member 18 years of age and older must complete and sign an application form & send a \$35.00 application fee.

PERSONAL INFORMATION

Applicant: (Please print clearly) Fill out one application for each adult

Complete Legal Name (Last/First/Middle) _____ Other Names Used (Married, Maiden, or Nicknames) _____ Birthdate _____

Social Security # _____ Driver's License # _____ E-mail Address _____ Phone # _____

Other Occupants: (list all occupants that will reside in your household during your occupancy)

Name _____ Relationship _____ Date of Birth _____ Age _____

Name _____ Relationship _____ Date of Birth _____ Age _____

Name _____ Relationship _____ Date of Birth _____ Age _____

Name _____ Relationship _____ Date of Birth _____ Age _____

Motor Vehicle:

License Plate # _____ Make _____ Year _____ Model & Color _____ Please check box if interested in garage

RESIDENCE HISTORY

Current Address _____ City _____ State _____ Zip _____
Present Landlord/Manager _____ Phone/Fax # _____ Rent Amount _____ Move-in Date _____ Move-out Date _____

Previous Address _____ City _____ State _____ Zip _____
Previous Landlord/Manager _____ Phone/Fax # _____ Rent Amount _____ Move-in Date _____ Move-out Date _____

Previous Address _____ City _____ State _____ Zip _____
Previous Landlord/Manager _____ Phone/Fax # _____ Rent Amount _____ Move-in Date _____ Move-out Date _____

Please list all states resided in over the past ten (10) years: _____

Complete addresses of each state lived in are required - Please provide additional addresses here that are not included above:

Have you ever been evicted from tenancy or had an Unlawful Detainer served on you? _____ Yes _____ No _____ Date _____

Have you ever been convicted of a crime (except driving citation) within the past 10 yrs? _____ Yes _____ No _____ Date _____

If you answered yes to either of the questions above, please explain: _____

MONTHLY INCOME

Applicant's Employer	Contact or Supervisor's Name	Monthly Income	Start Date	End Date
Address		City	State	Zip
Phone				
Previous Employer	Contact or Supervisor's Name	Monthly Income	Start Date	End Date
Address		City	State	Zip
Phone				
Additional sources of income (Assistance, Part-Time Job, etc.)			Phone	Monthly Income
(1)				
(2)				

BANK REFERENCES (Types to specify: Checking, Savings, Loans)

Name	Phone Number	Type (Checking, Savings, etc)
(A)		
(B)		
Other		
Have you ever filed for bankruptcy?	Yes ___ No ___	Comments: _____

EMERGENCY CONTACT

Name: _____

Address: _____

Relationship to household: _____ Phone Number: _____

CERTIFICATION/AUTHORIZATION TO RELEASE:

Is there any information that might appear on your credit, rental or criminal history that you wish to disclose and/or address up front, knowing that failure to disclose such information may be considered grounds for denial of this application? ___YES ___NO

Applicant understands and agrees that if he/she makes incorrect or misleading statements or omissions on this form, applicant may forfeit his/her deposit.

Applicant understands and agrees that he/she has only applied for a tenancy. This form is not a lease, but an application and offer to lease which may be accepted or rejected by management. If Management does not accept this application, the prelease deposit will be refunded except as provided below. If Management notifies the applicant that the application has been accepted, applicant must enter into the tenancy applied for or the deposit will be forfeited.

Management is a fair housing provider and will grant equal opportunity to all persons under the law.

Prelease deposit of **\$500.00** received (personal check, Money Order, or Pay Pal payment), which payment will be applied as full liquidated damages in case of my failure or refusal to pay the first month's rent and execute the Lease. When the lease is signed, the application deposit will be held as and become a security and damage deposit in accordance with the Lease.

Applicant hereby grants to Management full authorization necessary to verify the information on this form, including but not limited to verification of credit history, rental history, criminal history, income verification, information from public agencies and other information relevant to this application for a residential tenancy.

Applicant Signature	Date	Management Signature	Date
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Complaints about discrimination should be filed with the Minnesota Department of Human Rights, 190 East 5th Street, Suite 700, St. Paul, MN 55101. Phone (651) 296-5663 or (800) 657-3704.

Credit and criminal background checks are completed by RHR (Rental History Reports). Their address is 701 5th Street South, Hopkins, MN 55343. Phone (952) 545-3953.

Mail Completed Application to:

Phone: (800) 504-6093 Fax: (218) 637-6094 Web address: www.gmmco.org

Minnesota Relay System for the Hearing Impaired - # 711

Greater Minnesota Management is an equal opportunity provider and employer



Background Screening, Rental Criteria and Process

An Equal Housing Opportunity

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, public assistance, ancestry, sexual or affectional orientation.

Business Relationship: The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the unit showing and application process that causes management to believe we would not have a positive business relationship.

Occupancy: Maximum number of residents equal to **two persons per bedroom**. A one bedroom plus den unit may be considered as two bedrooms for occupancy standards.

Application Requirements: Your application must be filled out completely, accurately and clearly with blue or black ink only. 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.**

Housing History: Applicants must have a positive housing history. We require the name and last known telephone/fax number of each landlord/property manager for each address you have had for the last three years.

Evictions Filings: Unlawful detainers or evictions may be a basis for rejection of an application.

Criminal History: Applicants who have a criminal history may be rejected.

Income: Rent can be no more than 35% of gross income (senior citizens no more than 50% of income.) Income from all sources must be verifiable, reliable and predictable.

Credit: A positive credit history is required. (In cases where limited credit history is established, payment of first and last month's rent or the addition of a non-resident lease holder with positive credit history may be an option.)

Verification: Applications are subject to verification of income, rental history, criminal background and credit history - for information regarding your credit history you may contact: RHR (Rental History Reports) 701 5th Street South, Hopkins, MN 55343. Telephone 952.545.3953.

Identification/Photo ID: Each person 18 and over must be screened and must provide a photo copy of a government-issued photo ID.

Prelease/Security Deposit: Payment of \$500 Prelease/Security Deposit for the apartment must be included on a separate check or money order made payable to SUMMERFIELD PLACE with the application. (If your application is not accepted by management, this check will be returned to you.)

Application Fee: A \$35 application fee for each person 18 years of age and older is required at the time you apply for the apartment. **THE APPLICATION FEE IS NON-REFUNDABLE.**

Lease Information

The Lease: Leases are 12 months with the option of a 6 month lease at a higher rate.

Garage: Garages are available for a \$40 per month additional fee or \$45 per month with a garage door opener providing garage lease is signed at the time the apartment lease is signed. If/when a resident adds a garage mid-lease OR on a MONTH-TO-MONTH basis, cost is \$60 per month.

Management Pays: Management pays the heat, hot and cold water and trash collection.

Resident Pays: Resident pays the electricity (which includes AC), telephone, cable, internet, etc.

Pets: No pets are allowed except for caged birds and fish. EXCEPTIONS are Crookston MF, Fertile, Greenbush, Newfolden, Shelly and Baudette East where approved pets are allowed with a PET DEPOSIT of \$300, PET RENT of \$25 per month, vaccination documentation and acceptance of PET TERMS.)

Non-Smoking: All new leases are NON-SMOKING on SummerField Property, indoors and outdoors, as of October, 2007.

Return completed APPLICATION along with separate application fee check and security deposit check to the office or MAIL to: