

Tenant Services

Inside this section you are able to submit a maintenance request, update your contact information, and even look up utility information.

For all other questions, don't hesitate to call our office at 952.470.8888

Resident Selection and Tenant Screening Criteria:

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, 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. If information given on the application cannot be checked out and verified, this is a reason for rejection. Omission of information, such as an address or employer, may be grounds for rejection.

Identification and Application Process

Every person over 18 must be screened and must provide a government-issued photo ID.

Housing History

Applicants must have a positive housing history. We require the name and last known telephone number of each landlord/property manager/mortgage or contract for deed payee for each address you have had for the last three years. Roommate references are not acceptable. A positive housing history is one of the most important things considered in screening an application. The refusal of a prior landlord to give a reference, or a negative reference, may be grounds for rejection. In the case of first time renters, young people, or students, this requirement may be varied subject to additional requirements of management.

Eviction Filings

Unlawful detainers or evictions may be basis for rejection of an application.

Credit

A positive credit history is required. An adverse bank or credit reference, high debt, past due or dishonored debt, or the absence of a credit history may be grounds for rejection.

Income

Income from valid sources must be sufficient to pay the applicant's rent and other predictable living expenses. To be counted as household income, amounts must be verifiable, reliable, and predictable. We do not consider income from non relevant parties such as charities, donations, emergency assistance and government subsidizes as valid personal income. You must qualify on your personal income alone. However income from these non-valid sources are not grounds very rejection, just simply not counted towards your income standard.

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.

Criminal History

Applicants who have a criminal history may be rejected. Each applicant and their circumstances are individually considered.

Employment Standard

All Applicants must be employed. The employment must be verifiable.

Consent

By submitting an application online, you have given us your expressed consent to conduct a full comprehensive background, credit, and criminal analysis.

All applications are processed by RHR Information Services, Inc. Please direct all inquiries regarding your file to the following address:

Rental History Reports
701 5th Street South
Hopkins, MN 55343
Telephone (952) 545-3953

