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Application Guidelines & Procedures

The following criteria will be used to determine the approval or denial of your rental application. If you are not approved for rental, we will notify you within fourteen (14) days with the reasons for denial. If an approved applicant does not proceed with signing the lease within five (5) days of approval, management may proceed to offer the apartment to other applicants. Executed lease and paid security deposit secure unit.

Business Relationship:

The relationship between a landlord and resident is a business relationship. A courteous and businesslike attitude is required from both parties. Management reserves the right to refuse rental to anyone who is verbally abusive, 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 it would not have a positive business relationship.

Occupancy Limits:

No more than two persons may occupy a studio (efficiency) apartment.

No more than two persons may occupy a one-bedroom apartment.

No more than three persons, only two of whom may be adults, may occupy a two-bedroom apartment.

Application Fee & Requirements:

Each adult applicant will need to submit an application - \$45, non-refundable, per application. All prospective residents 18 years of age or older must apply and be approved. All applications 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. All information must be verifiable. Your application may be rejected if any requested information on the application is omitted or cannot be verified. Applicants must have and show a Government Issued Photo Identification of the applicant to verify that the individual signing the application and lease is that person. A copy of this ID will kept for on record.

Credit History:

Credit score and history will be pulled for each applicant. Bank and credit references will be checked. Any unfavorable credit history, any record of unpaid housing or utility debt, high debt, accounts in collection, and open or recent bankruptcy, may be grounds for rejection. Minimum Credit score of 600, average if multiple adults. * FOR MINNEAPOLIS PROPERTIES ONLY: Per Minneapolis ordinances, credit score alone will not factor into a decision. However, credit history, unpaid balances (housing, any utility or multiple consumer accounts), high debt to income ratios, collections, etc. will apply. *

Income:

Applicant must demonstrate sufficient income to pay rent in addition to other financial obligations which are evident on applicant's credit report. Verifiable household income of 2.95 times the monthly rent. If multiple adults in a unit, management may request a higher income ratio to determine each roommate alone can meet the monthly rent obligation.

Rental History & References:

Rental references will be checked. Any negative rental history, including Evictions or UD's may result in denial. No outstanding judgements or money owed to any other landlord, property management company, or any utility company.

* FOR MINNEAPOLIS PROPERTIES ONLY: * Per Minneapolis ordinances; Evictions within 3 years where a prior landlord received a judgment or a writ of recovery, or evictions within 1 year where the case was settled with no judgment or writ of recovery within 1 year before the application period may be grounds for denial of your application. Evictions that resulted in a dismissal or judgment for the applicant are not a basis for denial. The refusal of a prior landlord to give a reference may be a basis for denial or acceptance with conditions.*

Failure to disclose an address of record in the last five years will be considered a false/misleading statement and is grounds for denial of an application.

Criminal History:

Any felony conviction, pending felony charge, or time served for a felony within the last 20 years will result in an automatic denial. Violent crimes at any time in an applicant's past are grounds for denial. Misdemeanors involving theft, drugs, assault, prostitution, disorderly conduct, or property damage are also grounds for denial. Registered sex offenders will be disqualified.

* FOR MINNEAPOLIS PROPERTIES ONLY: In Minneapolis, the lookback period for the age of convictions followed is such that persons with a misdemeanor within 3 years, a felony within 7 years, or some felonies within 10 years, will be denied. An open or pending charge may be a basis for denial. An applicant that has been convicted of the illegal manufacture or distribution of a controlled substance, or that is a member of a household subject to a sex offender registration, will be denied.*

Please note, the above is simply the minimum requirements.

MEETING THE MINIMUM REQUIREMENTS ABOVE DOES NOT GUARANTEE ACCEPTANCE.

If Management deems it necessary, an applicant may be asked to provide a Co-signor that SUBSTANTIALLY exceeds the above-mentioned standards or increased security deposit.

All aspects of criminal, credit and rental history, along with income, will be considered as to whether or not applicant(s) are accepted.



Markham Management 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, ancestry, and sexual or affectional orientation.