RENTAL QUALIFICATION CRITERIA

Following are criteria that must be met by prospective tenants applying to rent apartment units at Live Active Apartments ("Landlord") in Mankato, MN.

**Credit and Documentation Criteria:**

- A minimum credit score of 575
- A social security number
- Evidence of a United States address (s) for the past four years
- $30 Application Fee

**In the event that the credit and documentation criteria cannot be met, a prospective tenant may alternatively do the following:**

- Make payment of the last month's rent in advance at the time the lease is signed if the credit score is under 575 or if the prospective tenant does not have a social security number OR verification of a United States Address (s) for the past four years.
- If not a citizen of the United States, the prospective tenant must provide contact information for family members who can verify the prospective tenants address for the past four years.

Other Criteria:

- The prospective tenant (s) may have no felonies or other crimes that they are convicted of or charged with.
- There may be no evictions, conflicts with, and/or failure to pay previous landlords.
- Identification must be acceptable. A picture I.D. is required.
- There must be no negative or unverifiable character or rental references.
- The application must be <u>completely</u> filled out
- There may be no omission of an address, or false and incorrect information on the application
- Students here on a Visa may be required to submit an I20.

Existing tenants that are renewing their lease will not be subject to these criteria, with the exception of felony and crime criteria. The undersigned prospective tenant acknowledges and agrees that the landlord must request a report from a credit screening company for a credit and background check. The contact information for this credit screen is Rental Research (1-800-328-0333). The undersigned agree that they have received a copy of the credit qualification criteria and the attached application, and that they fully understand the criteria and the questions on the applications.