

CURRENTS™



Dear Applicant,

Welcome to Currents! We are excited to process your application to become a part of our community. In filling out the application, please be sure to:

- 1) List 3 consecutive years of verifiable rental/housing history; starting with current date and going back 3 full years
- 2) List 3 consecutive years of verifiable income/employment history; starting with current date and going back 3 full years
- 3) Fill out the application completely. Applicants are required to provide the telephone numbers, including area codes, to all references. Applicant is responsible to pay \$2.25 per telephone number, not provided for on the application at the time of applying, to cover the cost incurred in obtaining the necessary information. Applicant is responsible to pay for any fees required in verifying employment or other verifications.

Currents requires a copy of your valid driver's license and social security card at the time of applying.

In following these requests, your application may be processed. All information listed on or gathered as a result of the application will be verified and critiqued as per the Resident Selection Criteria. If undisclosed addresses are identified in the application processing, these addresses will also be required to be verified using additional information provided for by applicant. Additionally, if more than 3 years of employment/income and/or housing/rental history is provided by applicant, or identified during processing this information will also be verified. The information requirements will be the same of that of the originally required information. An application may take 5 business days to process. However, processing time may be extended or application may be denied due to delayed reference responses and/or incorrect or insufficient information provided by applicant.

After the completion of the application processing, a Predictive Factor Point Score will be used to determine application approval. Points are based on:

- 1) Length of time at current residence
- 2) Length of time at present source of income
- 3) Percentage of earnings that will be needed to pay the monthly rental amount
- 4) Credit record obtained from M.C.C.
- 5) Meeting the resident selection criteria

7-10 points scored; one year or less at current residence, one year or less at present source of income, 35% or more of earnings needed to pay monthly rental amount, no credit record, or an occasional late payment record, will require Management's approval. Management may require the applicant to obtain an immediate, family relative as a Guarantor. The Guarantor would need to apply, pay the application fee and qualify. The Guarantor must be approved with a point score totaling 11-24 to be acceptable.

0-6 points scored; a credit history of more than 2 accounts 60 days or more late, collections, write-offs, judgments, bankruptcies, or incomplete applications, falsification of the application, not meeting the Resident Selection Criteria, unlawful detainers and/or an unfavorable landlord reference, inability to verify any portion of the application after a reasonable amount of time, require an application to be rejected. Applicants do not receive the option of obtaining a Guarantor to obtain approval.

The \$50.00 application fee is non-refundable. The Minnesota state criminal background check is included in the \$50.00 application fee. For each additional state that applicant has resided in within the required three (3) years of housing history, there will be an additional fee of \$17.00 per state other than the listed states which outline the alternative amount of payment that is due. Please review the Criminal Background Check Fees for additional information regarding the associated charges.

You will be notified of the acceptance or denial of your application by telephone and/or U.S. Mail upon completion or discontinuation of the verification process. Also, acknowledge there will be a \$100.00 non-refundable application fee that will be automatically deducted from the Earnest Money Deposit, as compensation for cost incurred by Regency Pointe Apartment Homes in application processing, for any application containing material misrepresentation.

Should you wish to obtain a copy of the credit report, you may contact:

Multi Housing Credit Control
10125 Crosstown Circle #100
Eden Prairie, MN 55344

Application Fee and Earnest Money Deposit must be submitted separately in check or money order form. If the application and earnest deposit is received together in a single payment method, (i.e. check, cashier's check, money order) the entire amount will be deposited within 24 hours after it is received and the Earnest Money Deposit will be refunded, less any incurred additional application fees or criminal background fees incurred, within 21 days of the denial of the application or kept as the security deposit on the apartment home with acceptance of the application.

Please understand that time of move in will be after 5:00 p.m. on designated date. Additionally, if applicant requests a change in the Rental Agreement, a \$50.00 processing fee is required to be paid at the time of request. No changes will be made without the required processing fee.

The following utilities are furnished: Gas, Water, Sewer, Trash (with exception). Also furnished are the following: Range, Refrigerator, Dishwasher, Disposal (some exception) and Window Coverings.

For your protection and the protection of your personal property, **all Residents are required to have Renter's Insurance.** Bring a copy of your policy with Currents named as an additional insured no later than the date of move in. Please note that in accordance with the Rental Agreement, you will be **unable to move in** to your new apartment home without Proof of Renter's Insurance. Your new Rental Agreement reads as follows:

18.) LIABILITY OF RESIDENT AND AGENT.

- b. **Renter's Insurance.** It is a condition of this Agreement that Resident acquires renters insurance prior to move-in and at the renewal of any insurance policy and/or Rental Agreement. Resident shall acquire and maintain in full force and effect a general liability insurance policy with respect to the Apartment, in addition to any and all garage and/or storage spaces rented, and the Community with Resident being the named insured and Agent listed as an additional insured under reasonable limits of liability not less than \$500,000 for injury/death to any one person; \$1,000,000 for injury/death to any more than one person and \$500,000 with respect to damage to property. Such policy or policies shall provide that ten (10) days written notice must be given to Agent prior to cancellation thereof. Resident must furnish evidence of such insurance coverage to Agent at the time this Rental Agreement is executed and, in any event, before Resident is permitted to move into the Apartment, at the time the Rental Agreement is renewed, when the policy is renewed and at any other time that proof of insurance is requested by Agent.

For each pet listed on the Rental Agreement, the following are required and must be submitted to the Management Office at the time of the Resident Orientation Appointment.

- Veterinarian provided Proof of Vet Vaccinations
- Veterinarian provided Proof of Spaying or Neutering
- Color Photograph of Pet(s)

Again, understand Residents will be unable to move in without proof of Renters Insurance and the required pet documents. A delay in the Move In Date due to failure to provide Proof of Renter's Insurance or pet related documents does not release financial responsibility as of the Rent Start Date as listed on the first (1st) page of the Rental Agreement.

3205 Harbor Lane • Plymouth, Minnesota • 55447 • (763) 559-2303 • Fax (763) 559-6371 • Email: info@liveatcurrents.com

APPLICATION FOR RENTAL

Date: _____ Requested possession date: _____ Unit number applying for: _____

1BR _____ 2BR _____ 3BR _____ What made you decide to rent here? _____

APPLICANT'S NAME: _____
(Last Name) (First Name) (MI)

Social Security #: _____ **Birthdate:** _____

Driver's License #: _____ **State:** _____

HOUSING HISTORY:

1) Present address: _____

(Street) (City) (State) (Zip)
Present phone#: (_____) Rent per month: \$ _____

Actual dates you have lived at this address: _____ to _____

Present Landlord's name: _____ Phone #: (_____)

Present Landlord's address: _____
(Street) (City) (State) (Zip)

Relationship to Landlord: _____

Why do you wish to move? _____

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes _____ No _____

Have you fulfilled your current Rental Agreement? Yes _____ No _____ Lease Expiration Date _____

Were you asked to leave this Residence by the Landlord? Yes _____ No _____

2) Previous address: _____

(Street) (City) (State) (Zip)
Rent per month: \$ _____ Actual dates you lived at this address: _____ to _____

Previous Landlord's name: _____ Phone #: (_____)

Previous Landlord's address: _____
(Street) (City) (State) (Zip)

Relationship to Landlord: _____

Why did you move? _____

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes _____ No _____

Did you fulfill your Rental Agreement? Yes _____ No _____ Lease Expiration Date _____

Were you asked to leave this Residence by the Landlord? Yes _____ No _____

3) Previous address: _____

(Street) (City) (State) (Zip)
Rent per month: \$ _____ Actual dates you lived at this address: _____ to _____

Previous Landlord's name: _____ Phone #: (_____)

Previous Landlord's address: _____
(Street) (City) (State) (Zip)

Relationship to Landlord: _____

Why did you move? _____

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes _____ No _____

Did you fulfill your Rental Agreement? Yes _____ No _____ Lease Expiration Date _____

Were you asked to leave this Residence by the Landlord? Yes _____ No _____

EMPLOYMENT HISTORY:

1) Current Employer: _____ Phone #: (_____)

Your position: _____ Actual dates of employment: _____ to _____

Employer's Address: _____
(Street) (City) (State) (Zip)

Salary: \$ _____ per hour, week, month, year (circle one) How many hours per week do you work? _____

2) Current/Previous Employer: _____ Phone #: (_____)

Your position: _____ Actual dates of employment: _____ to _____

Employer's Address: _____
(Street) (City) (State) (Zip)

Salary: \$ _____ per hour, week, month, year (circle one) How many hours per week do/did you work? _____

3) Additional Income: (assistance, disability) _____

Contact person to verify: _____ Phone #: (_____)

Amount: \$ _____ per hour, week, month, year (circle one)

Start date of income: _____ How long will payments continue? _____

ADDITIONAL HOUSING/EMPLOYMENT INFORMATION

PLEASE UTILIZE THIS FORM IF ADDITIONAL SPACE IS NEEDED FOR HOUSING HISTORY AND/OR EMPLOYMENT HISTORY.

APPLICANT'S NAME: _____

HOUSING HISTORY:

Address: _____
Actual dates you lived at this address: _____ to _____ Rental Amount: _____
Landlord: _____ Landlord's Phone: _____
Relationship to Landlord: _____
Roommates Names: _____
Did you fulfill your Rental Agreement? Yes _____ No _____ Was Rent ever paid late? Yes _____ No _____
Were you asked to leave? Yes _____ No _____ If YES, please explain _____
Reason for moving: _____
Police calls/Warnings/Violations: Yes _____ No _____ If YES, reason: _____

HOUSING HISTORY:

Address: _____
Actual dates you lived at this address: _____ to _____ Rental Amount: _____
Landlord: _____ Landlord's Phone: _____
Relationship to Landlord: _____
Roommates Names: _____
Did you fulfill your Rental Agreement? Yes _____ No _____ Was Rent ever paid late? Yes _____ No _____
Were you asked to leave? Yes _____ No _____ If YES, please explain _____
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Landlord: _____ Landlord's Phone: _____
Relationship to Landlord: _____
Roommates Names: _____
Did you fulfill your Rental Agreement? Yes _____ No _____ Was Rent ever paid late? Yes _____ No _____
Were you asked to leave? Yes _____ No _____ If YES, please explain _____
Reason for moving: _____
Police calls/Warnings/Violations: Yes _____ No _____ If YES, reason: _____

EMPLOYMENT HISTORY:

Employer: _____ Employer's Phone: _____
Employer's Address: _____
Wage/Salary: _____ Per Hour/Week/Month/Year (circle one)
Number of Hours Worked Per Week _____
Employment Status: Full Time/Part Time (circle one)
Temporary/Seasonal/Permanent (circle one)
Dates Employed From _____ to _____

EMPLOYMENT HISTORY:

Employer: _____ Employer's Phone: _____
Employer's Address: _____
Wage/Salary: _____ Per Hour/Week/Month/Year (circle one)
Number of Hours Worked Per Week _____
Employment Status: Full Time/Part Time (circle one)
Temporary/Seasonal/Permanent (circle one)
Dates Employed From _____ to _____

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Employer: _____ Employer's Phone: _____
Employer's Address: _____
Wage/Salary: _____ Per Hour/Week/Month/Year (circle one)
Number of Hours Worked Per Week _____
Employment Status: Full Time/Part Time (circle one)
Temporary/Seasonal/Permanent (circle one)
Dates Employed From _____ to _____

PERSONS THAT WILL OCCUPY THIS APARTMENT HOME:

Name: _____ Age: _____ Relationship: _____
Name: _____ Age: _____ Relationship: _____
Name: _____ Age: _____ Relationship: _____
Name: _____ Age: _____ Relationship: _____

AUTOMOBILE:

Make/Model: _____ Year: _____ Color: _____
License #: _____ Monthly Auto Payments: _____

Do you have any current outstanding debt? Yes ___ No ___
If yes, what and how much? _____

Are you paying alimony or child support? Yes ___ No ___
If yes, how much? _____

Do you currently or have you previously had delinquent payments, accounts in collections, write-offs, liens, foreclosures, bankruptcies or judgments filed against you? Yes ___ No ___
If yes, please list: _____

Do you have any pets? Yes ___ No ___
If so, what types and how many? _____

Have you ever been convicted of a misdemeanor or felony? Yes ___ No ___
Describe if yes: _____

Have you or any persons intending to occupy this Apartment Home ever had an Unlawful Detainer filed against you/them?
Yes ___ No ___

Other names in which you have maintained accounts:
Name 1: _____ Name 2: _____

EMERGENCY CONTACTS:

Name of Emergency Contact: (1) _____
(Last) (First) (MI)
Address: _____
(Street) (City) (State) (Zip)
Phone #: () _____ Relationship: _____

Name of Emergency Contact: (2) _____
(Last) (First) (MI)
Address: _____
(Street) (City) (State) (Zip)
Phone #: () _____ Relationship: _____

I certify that the application contained herein is true and correct, and that I am the only person/people who will reside in the unit if this application is approved. Falsification of information will constitute the breach of all contracts. I hereby acknowledge and agree that all persons listed on this application may be contacted by the Agent and I have no objections in checking my application for the purposes of verification and credit processing. Acceptance or rejection of the applicant shall be based upon the information furnished and the availability of a rental unit and the Owner shall have absolute discretion to accept or reject my application. A non-refundable application fee of \$ _____ is herewith made. An earnest money deposit of \$ _____ is herewith made to hold the named apartment for my occupancy. The earnest money deposit shall apply on the security deposit called for in a Rental Agreement to be executed by the parties.

It is understood and agreed that the earnest money herewith deposited is to be held subject to approval of the application, by the Owner or it's Agents. In the event this application is not approved by the Owner or Agents, a refund of this earnest money deposit shall be made to the applicant(s) within twenty-one (21) days from date of refusal. It is understood that should applicant(s) fail to take occupancy after the Rental Application is approved by Owner or it's Agents, the applicant(s) shall forfeit all claims to this deposit and shall additionally be responsible for the term and obligations of the Rental Agreement signed. Applicant acknowledges the receipt of the introductory page of the Rental Agreement and Agrees to all fees and understands the requirements and consequential charges for failure to complete application completely and truthfully. It is also understood that there will be a \$100.00 non-refundable application fee for any application containing a material misrepresentation.

Date: _____ Applicant Signature: _____

Leasing Agent: _____

AUTHORIZATION OF RELEASE OF INFORMATION

CONSENT

I authorize and direct and Federal, State, or local agency, organization, business, or individual to release to and verify my application.

INFORMATION COVERED

I understand that, depending on project policies and requirements, previous or current information regarding me or my household may be needed. Verifications and inquiries that may be requested include but are not limited to:

Identity and Marital Status
Medical or Child Care Allowances
Residences and Rental Activity

Employment, Income and Assets
Credit and Criminal Activity

GROUP OR INDIVIDUAL THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information (depending on project requirements) include but are not limited to:

Previous Landlords
(including Public Housing Agencies)
Courts and Post Offices
Schools and Colleges
Law Enforcement Agencies
Medical and Child Care Providers
Retirement Systems
Utility Companies

Past and Present Employers
Welfare Agencies
State Unemployment Agencies
Social Security Administration
Support and Alimony Providers
Veterans Administration
Banks and other Financial Institutions
Credit Providers and Credit Bureaus

CONDITIONS & GENERAL CONSENT

I hereby authorize the Agent, and any third party credit company or tenant screening company, to investigate my criminal history, employment and income history, and bank and credit history for the purpose of housing and/or employment, and continued eligibility for housing and/or employment, from the date this application is signed for as long as I remain a Resident of Currents. I authorize information to be provided Currents or Miramar, Inc. or any third party agent conducting screening or verification for so long as I remain a Resident of Currents. This information may come from, but is not limited to: Credit bureaus; banks and other depository institutions; current and prior lenders, landlords, and current and former employers; federal or state records including state employment security agency records; county or state criminal records; or any other personal references or sources.

It is understood that a photocopy or facsimile copy of this form will serve as authorization. The original of this authorization is on file in the Management Office. I authorize Currents and Miramar, Inc. to release information on this application, this release and authorization, and my housing information to any third party tenant screening company or credit bureau for as long as I have a Rental Agreement or occupancy with Currents, and thereafter as needed for purposes of pursuing any amounts due from me under the Rental Agreement, or otherwise, or for purposes of providing a rental and credit reference, or such shorter period as may be required by law. I authorize Currents and/or Miramar, Inc. to release my housing information to Multihousing Credit Control.

APPLICANT'S SIGNATURE

Signature _____ Date _____

Print Name _____

CHECK IF ADDITIONAL SEARCH REQUESTED

Out of state search, Statewide

1. _____ 2. _____
City State City State

3. _____ 4. _____
City State City State