

Apt. # _____
 M.I. Date _____
 Rent Amt. _____
 Complex _____



4915 West 35th Street, Suite 102
 St. Louis Park, MN 55416
 952-925-3878 (Phone) • 952-666-5769 (Fax)

Application Fee \$ _____
*This fee is non-refundable should
 this application for rental be accepted
 or not.*

EACH APPLICANT PLEASE COMPLETE SEPARATE APPLICATIONS - \$50.00

Applicant Name		First, Middle, Last	Date of Birth	Social Security #
Telephone Number		Email		

Drivers License #

Source of Income

Name of Business	Position	Phone
Address		Supervisor's Name
Salary - Gross	Wkly.	How Long?
	Mo.	
Previous Employer	How Long?	Phone
Additional Income	Amount	Phone

Place of Residences

Present Address	Apt. #	How Long?
City	State	Zip
		Cell phone
Current Landlord	Rent Pd.	Phone
	Mo.	
Previous Address	Apt. #	How Long?
Previous Landlord	Rent Pd.	Phone
	Mo.	

Emergency Contact

In case of emergency please contact	Phone		
Address	City	State	Zip

Auto

Make	Year	License Plate #	Model/Color
Monthly Payment		Paid to Whom	

List All Occupants

Do you have a pet? _____
 If so, type/breed/weight _____

Reason for Moving

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I/WE GRANT PERMISSION TO MY/OUR CURRENT AND FORMER LANDLORDS TO RELEASE INFORMATION TO SELA INVESTMENTS/PARTNERS/GROUP (SELA) AS IT RELATES TO MY/OUR RENTAL HISTORY. I/WE GRANT PERMISSION TO MY/OUR EMPLOYER TO RELEASE INFORMATION TO SELA AS IT RELATES TO MY/OUR EMPLOYMENT, INCLUDING BUT NOT LIMITED TO LENGTH OF EMPLOYMENT, ADDITIONAL SOURCES OF INCOME, SOCIAL SECURITY NUMBER AND COMPENSATION. I UNDERSTAND THE APPLICATION FEE IS NON-REFUNDABLE. I/WE UNDERSTAND THIS APPLICATION TO BE CONSIDERED A PRE-LEASE DEPOSIT AGREEMENT IN ACCORDANCE WITH MINN. STAT. 504B.175. I AGREE THAT IF I/WE GIVE A SECURITY DEPOSIT TO SELA PRIOR TO SIGNING A LEASE, IT WILL BE CONSIDERED A PRE-LEASE DEPOSIT. IF SELA ACCEPTS ME/US FOR THE APARTMENT AND I/WE CHOOSE NOT TO MOVE INTO THE APARTMENT, THEN SELA SHALL NOT RETURN THE PRE-LEASE DEPOSIT AND I/WE MAY BE FURTHER LIABLE FOR RENT. IF SELA CHOOSES NOT TO ACCEPT THE APPLICANT AND A PRE-LEASE DEPOSIT HAS BEEN PROVIDED TO SELA, THEN SELA AGREES TO RETURN THE PRE-LEASE DEPOSIT WITHIN SEVEN (7) DAYS OF SELA'S WRITTEN DENIAL LETTER TO APPLICANT(S). IF APPLICANT(S) AND SELA ENTER INTO A RENTAL AGREEMENT, THE PRE-LEASE DEPOSIT SHALL BE APPLIED TO THE TENANT'S SECURITY DEPOSIT.

SELA SHALL HAVE THE SOLE DISCRETION TO DENY THIS APPLICATION IF APPLICANT(S) FAIL(S) TO DISCLOSE ACCURATE RENTAL AND/OR CREDIT REFERENCES OR DOES NOT MEET THE SELECTION CRITERIA.

I/WE AUTHORIZE SELA AND ITS AGENT TO CONDUCT A CREDIT INVESTIGATION IN ACCORDANCE WITH THE SCREENING CRITERIA. THE INVESTIGATION MAY INCLUDE THE EXCHANGE OF INFORMATION I/WE HAVE GIVEN TO SELA AND A CREDIT REPORT FROM A CREDIT REPORTING AGENCY. IF A CREDIT REPORTING AGENCY FURNISHES A REPORT, SELA MAY FURNISH ME/US WITH THE NAME AND ADDRESS OF THE CREDIT REPORTING AGENCY UPON MY/OUR REQUEST. A REPRODUCTION OF THIS AUTHORIZATION AND RELEASE MAY BE DEEMED TO BE THE EQUIVALENT OF THE ORIGINAL AND MAY BE USED AS A DUPLICATE ORIGINAL UNLESS AND UNTIL IT IS REVOKED BY ME/US IN WRITING.

Receipt of _____ by _____ Signature of Applicant _____
 Check or Cash

On _____ Date _____ is hereby acknowledged Date _____



Reasonable accommodations will be made so that persons with disabilities may obtain housing



INVESTMENTS

RESIDENT SELECTION CRITERIA

The following requirements must be met in order to become an applicant and to be placed on the waiting list.

1. A completed Application of Occupancy must be filled out completely; signed and dated by each adult member of the household.
2. A credit check will be run on every adult applicant to help determine payment history and current financial obligations. A written report from the Credit Reporting Agency must be obtained and reviewed. Applicants shall be required to pay the \$50.00 non-refundable processing fee.
3. Two previous landlords will be contacted in order to obtain past payment history and past rental history.
4. No pets allowed.
5. Applicants must qualify under occupancy standards as determined by unit size and individual City Housing Occupancy Standards.
6. All income and expenses must be verifiable in writing.
7. Households must show evidence of being able to meet household finances.
8. After Credit Check is completed and found to comply with resident selection criteria, the applicant will be interviewed by the Property Manager. A discussion will include financial and income obligation.
9. Reasonable accommodations will be made so that persons with disabilities may obtain housing.

Applicants **will** be rejected due to:

1. A history of unjustified and chronic nonpayment of rent and financial obligations.
Not to exceed:
 - a. two collection accounts; documented late credit payment history.
 - b. one bankruptcy in the last three years.
 - c. no history of unlawful detainers.
 - d. no history of late rent payment.
 - e. history of poor housekeeping.
2. A negative household budget after all income and financial obligations has been taken into consideration.
3. A history of violence and harassment of neighbors.
4. A history of disturbing the quiet enjoyment of neighbors.
5. A history of violations of the terms of previous rental agreements such as the destruction of a unit or failure to maintain a unit in a sanitary condition.
6. Past convictions or arrests on the sale or possession or use of firearms or illegal drugs.
7. Giving false or misleading information on the Application for Occupancy or Verifications.
8. Income and/or employment that cannot be verified in writing by a qualified third party.
9. Lack of credit needed in order to establish payment history of financial obligations.
10. Unsatisfactory police reference and/or checks for criminal activity excluding traffic violations.

I have read and understand this selection criteria must be used for every applicant.

Applicant Signature



Sela Investments

Property Manager Signature



Acknowledgment of Liability or Property Damage Insurance Requirement

By completing this form, I/we acknowledge that I/we understand Sela's requirement of personal liability insurance, or property damage insurance, in the amount of at least \$300,000. I/we am aware that it is my/our responsibility to establish a policy and make all required payments to keep that policy current and in-force. I/we also understand that Sela is to be listed on the policy as an "interested party" or "additional interest," and that the company is to receive at least 30 days' written notice of any suspension or cancellation of the policy.

I/we am indicating my/our liability insurance election by placing my/our initials on one of the lines below:

_____ I/we have arranged for personal liability insurance or property damage coverage through (specify company) _____ and have listed Sela as an "interested party" or "additional interest" on my/our policy. I/we understand that I/we am required to maintain liability or property damage coverage for the duration of my lease.

_____ I make no election at this time but will provide proof of liability or property damage coverage prior to moving in to Sela's property.

Resident Signature

Resident Signature

Resident (Print Name)

Resident (Print Name)

Date

Date

LEASE FOR CRIME-FREE/DRUG-FREE HOUSING OR EQUIVALENT

In consideration of the execution or renewal of a lease of the dwelling unit identified in the Lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C 802]) or possession of drug paraphernalia. (MN Statute 152.092)
2. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling to be used for or to facilitate illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household.
4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord, his agent(s) or tenants.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease.

It is understood and agreed upon that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

MANAGEMENT

BY: _____

(Resident)

(Resident)

(Resident)

Date signed: _____

Date signed: _____