

Classic City apartments

General Requirements

Every person at least 18 years old must complete applications in full.

Every person must provide a government-issued photo ID. One application per adult is required.

Incomplete, inaccurate or falsified information will be grounds for denial.

Housing History

Applicants must have a positive housing history. We strongly prefer at least one year of recent positive rental history verified by professional landlord references, however, insufficient rental history will not form a basis for denial unless the applicant, in bad faith, withholds rental history information that might otherwise form a basis for denial. References by roommates or relatives, or in which the applicant did not sign a lease may be considered unacceptable.

Evictions

An applicant's eviction history will be reviewed and considered as follows:

- a. An eviction will not be construed against the applicant if the eviction action was dismissed or resulted in a judgment for the applicant before the applicant submits this application.
- b. An eviction will not be construed against the applicant if the eviction action was settled with no judgment or writ of recovery issued that was entered more than one year before this application.
- c. An eviction will not be construed against the applicant if the eviction resulted in a judgment against the applicant that was entered more than three years before this application.
- d. Any other negative eviction history against the applicant will result in a denial of rental application.

Income

Each applicant must demonstrate a minimum of three times the monthly rent of the proposed unit, or provide sufficient third-party guarantee to ensure the applicant's ability to pay the monthly rent. However, an applicant may overcome this by demonstrating a history of successful rent payment with an income less than three times the monthly rent.

Credit

A credit report will be run on every tenant. An inadequate credit score, by itself, will not form the basis for a denial but information within the credit report may be used to determine an applicant's fitness as a tenant. Insufficient credit history will not form the basis for denial, unless the applicant in bad faith withholds credit history information that might otherwise form a basis for denial.

Criminal Criteria

Any criminal history, NOT included in one of the exceptions below, will be a basis for denial of a rental application. However, prior to denying any applicant on the basis of criminal history, we will consider supplemental evidence provided by the applicant if provided at the time of application submittal.

Exceptions:

- a. Any arrest in an inactive case that did not result in conviction;
- b. Participation in or completion of a diversion or a deferral of judgment program, including stays of adjudication and continuances for dismissal or without prosecution;

- c. Any conviction that has been vacated or expunged, or for which the applicant has received a stay of imposition of sentencing and complied with the terms of the stay;
- d. Any conviction for a crime that is no longer illegal in the state of Minnesota;
- e. Any conviction or any other determination or adjudication in the juvenile justice system;
- f. Any conviction for misdemeanor offenses for which the dates of sentencing are older than three (3) years;
- g. Any criminal conviction for felony offenses for which the dates of sentencing are older than seven years; however, an applicant may be denied who has been convicted of the illegal manufacture or distribution of a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802) or for those same offenses that mandate denial of tenancy in federally assisted housing subject to federal regulations, including but not limited to when any member of the household is subject to a lifetime sex offender registration requirement under a state sex offender registration program; or
- h. Any criminal conviction for the following felony offenses for which the sentencing dates are older than ten years; first-degree assault (Minnesota Statutes section 609.221), first-degree arson (Minnesota Statutes section 609.561), aggravated robbery (Minnesota Statutes section 609.245), first-degree murder (Minnesota Statutes section 609.185), second-degree murder (Minnesota Statutes section 609.19), third-degree murder (Minnesota Statutes 609.195), first-degree manslaughter (Minnesota Statutes 609.20, sub. 1, 2 and 5), kidnapping (Minnesota Statutes 609.25, sub. 2(2)), or first-degree criminal sexual conduct (Minnesota Statutes 609.342, subd. 1(b) and (g)).

Attitude

We reserve the right to refuse rental to anyone who is verbally abusive, rude, swears, is disrespectful, makes threats, has been drinking, is argumentative, in general displays a bad attitude, or has a history of problems with prior manager or residents.

Application Fee

A \$30 per application fee is due before the application will be processed, and shall only be refundable pursuant to applicable Minnesota Statutes. Applications are usually processed in 1-2 business days.

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, ancestry or sexual orientation.

Denial

We will notify the applicant in writing 14 days of rejecting a rental application and identify the specific criteria the applicant failed to meet.