

# Greyson's Place

708-728 E Church Street, Belle Plaine, MN  
56011

**(507) 625-0250 MELISSA (direct)**

**LLOYD MANAGEMENT takes great pride in welcoming you to Greyson's Place**

**Greyson's Place** is the newest duplex community located just off Hwy 169 and Main Street on the E side of Belle Plaine (behind Kwik Trip). Greyson's Place consists of 12 units in 6 buildings. We offer pet friendly units, with a pet fee- 1<sup>st</sup> \$500/2<sup>nd</sup> \$250 (nonrefundable). **Greyson's Place is a smoke free living community.**

Both the two and three bedroom units are approximately 1280 sq. ft. The two bedrooms are located in the lower level and have 2 full bathrooms, while the 3 bedrooms, located upstairs have 1.5 bathrooms. Stainless steel appliances including a dishwasher, stove, refrigerator, microwave and a full size washer and dryer come in each unit, along with an inside access to the attached garage. Estimated utilities run between \$110 - \$160 per month for both gas and electric, very dependent on individuals likes.

**Greyson's Place** is care-free living! Maintenance is a phone call away. All lawn care and most snow removal is included in your monthly rent. We ask residents to remove snow from sidewalk to driveway.

If you are interested in securing either a unit, you will need to complete the attached application and put down a \$1000 security deposit, along with the signed deposit agreement (also attached). The security deposit is nonrefundable UNLESS you are denied. In addition, we require a \$25/adult application fee, written out in a separate check. All **checks can be made payable to Greyson's Place.** Please indicate your anticipated move in date and unit size preference on application. Once your application is received, Lloyd Management will check landlord references and run a credit/criminal check. After review by management, we will contact you by phone or email.

We only accept applications if we have a unit available...

## LLOYD MANAGEMENT, INC.

PO Box 1000  
135 W Lind Street  
Mankato MN 56001

**Toll Free (888) 625-5573**

Check us out on our website: [www.lloydmanagementinc.com](http://www.lloydmanagementinc.com)

## **APPLICANT SCREENING CRITERIA – MODEL 1**

**Fair Housing Statement.** Lloyd Management is an equal housing opportunity & 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, public assistance, ancestry, and sexual or affectional orientation.

**Identification and Application Process.** Every person over the age of 18 must give consent to be screened and provide a government issued photo ID. \*\*\*Social security card may be required to verify identification.\*\*\*

**Application Requirements.** Applications must be filled out completely and accurately. Any misstatements or omissions made on your application may be grounds for denial.

**Criminal.** An applicant with the following criminal convictions (including open cases) will be denied:

- Any Felony level criminal convictions within 5 years.
- Any Gross Misdemeanor level criminal convictions within 5 years.
- Two or more Misdemeanor level criminal convictions within 5 years – excluding vehicle, traffic, or alcohol related offenses.
- Any application that shows evidence of an OFAC Terrorism or Sexual Predator Registry.

**Credit.** An applicant with the following credit history will be denied:

- Any unpaid non-medical, non-education collections exceeding \$1,000 placed within the last 2 years.
- Any unpaid public record judgement(s).
- Any unpaid utility collection account(s).
- Any unpaid housing collection account(s).

**Housing History.** An applicant with the following housing history will be denied:

- An unlawful detainer, eviction, or money owed to a previous landlord.
- A negative reference from a prior landlord including but not limited to late rent payments, damage to property, poor housekeeping, or pest issues.

**Income.** Income from all sources must be sufficient to pay the applicant's rent and other predictable living expenses. To be counted as household income, amounts must be verifiable, reliable, and predictable.

If you have further questions, you may request a complete copy of our Resident Selection Criteria.





135 West Lind St.  
Mankato, MN 56001  
(888) 625-5573

Property: Greyson's Place

FOR OFFICE USE ONLY	
Bldg #/Apt #:	_____
Rent Amt. _____	Dep. Amt. _____
Move-in Date:	_____
Other:	_____

### RENTAL APPLICATION – MAX 2 ADULTS

Today's Date: \_\_\_\_\_ When do you wish to move in? \_\_\_\_\_ Unit size requesting 2 or 3 bedroom

**Applicant #1:** Name (first, middle, last) \_\_\_\_\_ Date of Birth \_\_\_\_\_  
(mm/dd/yy)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Social Security # \_\_\_\_\_ Email Address \_\_\_\_\_

**Applicant #2:** Name (first, middle, last) \_\_\_\_\_ Date of Birth \_\_\_\_\_  
(mm/dd/yy)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Social Security # \_\_\_\_\_ Email Address \_\_\_\_\_ Relationship to Applicant #1 \_\_\_\_\_

#### OTHER OCCUPANTS RESIDING WITH YOU:

Name	Relationship to Applicant #1	SS#	D.O.B.

#### LANDLORD REFERENCES/CRIMINAL BACKGROUND:

**Applicant #1:** Company or Name of Present Landlord or Manager: \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Rental Period: \_\_\_\_\_ to \_\_\_\_\_

Have you ever been evicted or violated your lease? \_\_\_\_\_ If so, explain, \_\_\_\_\_

Have you ever been arrested or convicted of a crime? \_\_\_\_\_ If so, explain, \_\_\_\_\_

**Applicant #2:** Company or Name of Present Landlord or Manager: \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Rental Period: \_\_\_\_\_ to \_\_\_\_\_

Have you ever been evicted or violated your lease? \_\_\_\_\_ If so, explain, \_\_\_\_\_

Have you ever been arrested or convicted of a crime? \_\_\_\_\_ If so, explain, \_\_\_\_\_

#### AUTOMOBILES:

**#1** Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Lic. No. \_\_\_\_\_ /St \_\_\_\_\_ Color \_\_\_\_\_

**#2** Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Lic. No. \_\_\_\_\_ /St \_\_\_\_\_ Color \_\_\_\_\_

**EMPLOYMENT & OTHER INCOME:**

**Applicant #1:** Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Approximate Annual Income \_\_\_\_\_ Length of Employment \_\_\_\_\_

Other Income Source \_\_\_\_\_ Approximate Annual Income \_\_\_\_\_  
(Social Security, Child Support, Alimony, Etc.)

**Applicant #2:** Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Approximate Annual Income \_\_\_\_\_ Length of Employment \_\_\_\_\_

Other Income Source \_\_\_\_\_ Approximate Annual Income \_\_\_\_\_  
(Social Security, Child Support, Alimony, Etc.)

**TOTAL Annual Household Income (Applicant #1 & Applicant #2)** \_\_\_\_\_

**IN CASE OF EMERGENCY:**

**Applicant #1:** Contact \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Applicant #2:** Contact \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**How did you hear about us?** Newspaper Signage Lloyd Mgmt Website Other Website Craigslist Other \_\_\_\_\_

**Do you own an animal?** Yes No If yes, what type: \_\_\_\_\_

**Before we can process your rental application it is necessary that you provide accurate and complete information.**

**Resident selection standards:** All applications are screened by a member of Lloyd Management staff before acceptance. The following screening criteria will be applied uniformly to all applicants and will form the basis of final acceptance of this application:

1. **Criminal background check and credit report**
2. Comments from prior landlords
3. Comments from present landlords
4. Comments from other references

**Lloyd Management will not discriminate against any person because of race, color, creed, religion, sex, national origin, marital status, status with regard to public assistance, sexual orientation, familial status, or disability.**

Applicant hereby understands and represents:

1. That this application is complete and contains all material facts.
2. Applicant hereby gives full authority and permission to verify the information herein with the business and personal references stated.
3. Application represents the statements and information set forth herein are true, correct and complete and understands that Lloyd Management will rely on said information in order to make a decision of whether or not to rent to the applicant.
4. Lloyd Management, at its option, may investigate and verify such information before and after renting to the applicant.
5. **Applicant agrees that if he/she rents, such rental may be cancelled by Lloyd Management in the event that any statement or information furnished by the applicant in this application is false.**

**Applicant #1:** \_\_\_\_\_ Date \_\_\_\_\_

**Applicant #2:** \_\_\_\_\_ Date \_\_\_\_\_



135 West Lind Street | Mankato, MN 56001 | 507.625.5573

Deposit Agreement
at GREYSONS PLACE (property name)

On this Date Received from toward the Security

Deposit and Carpet Cleaning at Unit # City BELLE PLAINE State MN Zip 56001

Table with 2 columns: Description and Amount. Rows include Unit Security Deposit (\$900.00), Carpet Cleaning\* (\$100.00), Increased Deposit (if applicable), and TOTAL Amount Received (\$1,000.00). Includes 'Cash, Money Order or Check #' field.

This AGREEMENT shall govern refunds of all deposit (s), including deposits for any and all purposes and shall apply to renewals and/or extensions of the RENTAL UNIT LEASE. THE DEPOSIT WILL BE REFUNDED ONLY AFTER EACH AND ALL OF THE FOLLOWING CONDITIONS HAVE BEEN MET and after the appropriate deductions, if any, have been made.

Notice - At least 30 or 60 days (as indicated on your lease) written notice of intent to vacate must be given to owner's representative prior to the ending date of the lease term, renewal period, or extension period. In the event of automatic renewal or extension of the rental contract, rent shall be paid through the last day of the month following the expiration of the 60-day notice period, unless owner agrees otherwise in writing. This means that a 60-day notice given June 20th, for example, would terminate the lease as of August 31st.

- 1) FULL TERM - The full term of the rental contract (or any renewal or extension periods) must have ended.
2) RENT PAID - At time of move-out, all rents must be paid in full through the end of the lease term or through the end of the month of any renewal or extension period.
3) FORWARDING ADDRESS - A written copy of residents forwarding address must be left with owner's representative.
4) CLEANING REQUIREMENTS - Please refer to Resident Guide (provided at move-in) section IV. "A Clean Apartment" for full cleaning instructions.

DEDUCTIONS FROM TOTAL SECURITY DEPOSIT

- 5) FAILURE TO CLEAN - If a resident fails to clean, in accordance with the Resident Guide, reasonable charges to complete such cleaning shall be deducted, including but not limited to charges indicated on Resident Inspection Acceptance. \*Indicates maximum charge if deducted.
6) OTHER DEDUCTIONS - After inspection by owner's representative, appropriate charges will be deducted for any unpaid sums due under the rental contract, including but not limited to (see #4 and #5 above) damages, repairs or replacement to the unit or its contents.

Management agrees that subject to the conditions listed above, the security deposit will be returned in full at the time of move-out.

This deposit will be returned to you, in full, if Lloyd Management denies you. Management also agrees that this security deposit will be returned only if applicant does not meet our screening criteria and/or the income limitations of rental program.

A security deposit reserves (takes it off the market to any other potential applicant) that unit for you. If for ANY reason, YOU rescind (withdraw) your application, the deposit will NOT BE RETURNED.

X Resident

X Resident

X Management