

APPLICANT SCREENING CRITERIA – MODEL 2

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 records within 5 years.
- Any Gross Misdemeanor level criminal convictions within 5 years relating to offenses against properties, persons, drugs, and sexual crimes.
- Three or more Misdemeanor level criminal convictions within 5 years relating to offenses against properties, persons, drugs, and sexual crimes.
- 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) exceeding \$1,000 placed within the last 10 years.
- 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 of 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.

Applicants referred via the Coordinated Entry System and/or applicants that are eligible for project-based housing supports will be reviewed on a case by case basis.





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

Property: _____

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? _____ How many bedrooms do you need? _____

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/Name of Present Landlord/Manager: _____ Rental Period: _____ to _____

Landlord's Street Address _____ City _____ State _____ Zip _____

Phone () _____ Email _____ Rent Amount: _____

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/Name of Present Landlord/Manager: _____ Rental Period: _____ to _____

Landlord's Street Address _____ City _____ State _____ Zip _____

Phone () _____ Email _____ Rent Amount: _____

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 _____