

Autumn Wind Townhomes

651 Maple Lane, Eagle Lake, MN 56024

Office # (507) 995-3099

LLOYD MANAGEMENT takes great pride in welcoming you to Autumn Wind Townhomes

Autumn Wind Townhomes is a new townhome community that is located on the SE side of Eagle Lake on Maple Lane. Autumn Wind consists of 90 units in 15 buildings. Phase I and II are pet friendly, with a pet fee, Phase III we do not allow pets to accommodate those with allergies. Autumn Wind is a smoke free in units and 25 ft. from common areas.

Both the two and three bedroom units are approximately 1200 sq. ft. The two bedrooms have 2 master bedrooms, while the 3 have 1 master and 2 small bedrooms. The first floor has a ½ bath, while the full bathroom is located on the 2nd floor. Each unit's first floor is identical and has plenty of closet space on both floors. All appliances including a dishwasher, stove, refrigerator, microwave and a full size washer and dryer come with the unit. Each unit has a single stall attached garage. It is estimated utilities run between \$120 - \$170 per month for both gas and electric, very dependent on individuals likes.

Autumn Wind Townhomes is care-free living, with a site manager who will take care of your building maintenance, care for the grounds and look after the general needs of your community. A playground is located on site!

So that you can get a feel for an actual unit, please check out our website Lloydmanagementinc.com.

If you are interested in securing either a two or three bedroom 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 Autumn Wind. 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.

LLOYD MANAGEMENT, INC.

PO Box 1000
135 W Lind Street
Mankato MN 56001

Check us out on our website: 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: Autumn Wind

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

RENTAL APPLICATION – MAX 3 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 _____

Applicant #3: 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, _____

Applicant #3: 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 _____

#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.)

Applicant #3: 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, Applicant #3) _____

IN CASE OF EMERGENCY:

Applicant #1: Contact _____ Phone () _____

Address _____ City _____ State _____ Zip _____

Applicant #2: Contact _____ Phone () _____

Address _____ City _____ State _____ Zip _____

Applicant #3: 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 _____

Applicant #3: _____ Date _____



135 West Lind Street | Mankato, MN 56001 | 507.625.5573

Deposit Agreement at AUTUMN WIND (property name)

On this Date Received from toward the Security

Deposit and Carpet Cleaning at Unit # City EAGLE LAKE State MN Zip 56024

Table with 2 columns: Description (Unit Security Deposit, Carpet Cleaning*, Increased Deposit, TOTAL Amount Received) and Amount (\$, Cash/Money Order or Check #)

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 (circled) 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.

- 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.
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.

initial

X Resident

X Resident

X Management

White - Office

Yellow - Resident