

# Belle Court Apartments

561 Elk Street South, Belle Plaine, MN 55315

(612) 751-9503

LLOYD MANAGEMENT takes great pride in welcoming you to Belle Court Apartments; the newest development in Belle Plaine! Phase I consists of one building with 36 units spread over 3 floors, as well as a site office.

Each one-bedroom apartment is approximately 648 sq. ft., while two-bedrooms are approximately 918 -1146 sq. ft. All apartments at Belle Court contain one bathroom and all appliances (dishwasher, stove, refrigerator, microwave, washer and dryer) are furnished along with a "Magic Pak" for controlling the unit's heat and central air. There are limited garages available for an additional monthly fee of \$75.

Water, sewer and garbage costs are included in the rent but each resident is responsible to pay their own gas and electric. Average utility costs per month to residents are approximately \$75 - \$100.

**Belle Court** is care-free living with a site manager who will take care of your unit maintenance, care for the grounds, and look after the general needs of your community. Belle Court is a **PET FREE** and **SMOKE FREE** property, meaning no smoking is allowed in the units, garages, or other common areas, and is only allowed in a designated outdoor area.

We are accepting applications at this time. Each unit is limited to no more than two adults and one vehicle per licensed driver.

**The first step in securing a unit** is to complete the application. Please carefully read and complete the application in its entirety. It is the responsibility of each applicant to provide complete and accurate information. Incomplete or illegible applications will be returned. We will be accepting housing vouchers at this property, if you need more information please contact Scott County.

A security deposit and application fee of \$50 per household, along with a copy of a valid driver's license for each adult household member, is required before we can begin processing your application. Once your application is received, Lloyd Management will check landlord references and perform a background check that encompasses criminal and credit history. Unit guarantee is based on receipt of security deposit and meeting applicable screening requirements.

**Two separate payments in the form of check or money order (made payable to Belle Court Apts) are required with each application.** One payment will cover the application fee and will be \$25/adult. The second payment is for the security deposit, which is \$600\*\*\*. **All adult household members are required to complete and sign the application and security deposit agreement.** THE SECURITY DEPOSIT AMOUNT WILL BE

RETURNED TO YOU IF YOU ARE DENIED FOR ANY REASON. Should you rescind (withdraw) your application for any reason, the deposit will be forfeited.

Eight units have been set aside for income eligible households; please ask for more information if you feel you may qualify. Verification of income is required and another application to verify income must be completed.

Annual gross household income limits for these 8 units are listed below:

Family Size	Income	Family Size	Income
1	\$36,750	4	\$52,450
2	\$42,000	5	\$56,650
3	\$47,250	6	\$60,850

Please call if you have any questions! We hope we can help you make Belle Court your new home.

**LLOYD MANAGEMENT**  
**PO Box 1000**  
**135 W Lind Street**  
**Mankato MN 56002-1000**

Check out 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: \_\_\_\_\_

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 \_\_\_\_\_



135 West Lind Street | Mankato, MN 56001 | 507.625.5573

Deposit Agreement
at BELLE COURT APARTMENTS (property name)

On this Date Received from toward the Security

Deposit and Carpet Cleaning at Unit # City BELLE PLAINE State MN Zip 56011

Table with 2 columns: Description and Amount. Rows include Unit Security Deposit (\$500.00), Carpet Cleaning\* (\$100.00), Increased Deposit (if applicable), and TOTAL Amount Received (\$600.00). Includes a note about 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 (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.

X Resident

X Resident

X Management