

# APPLICATION FOR RENTAL OCCUPANCY



**Rental History Reports**  
 701 South Fifth Street • Hopkins, MN 55343  
 Phone (952) 545-3953 • Fax (952) 545-3973  
 www.RentalHistoryReports.com

SITE NAME: \_\_\_\_\_ RHR ID: \_\_\_\_\_ APPLICANT DATE: \_\_\_\_\_ DEPOSIT DATE: \_\_\_\_\_ TODAY'S DATE: \_\_\_\_\_  
 MONTHLY RENTAL \$ \_\_\_\_\_ DEPOSIT \$: \_\_\_\_\_ GARAGE \$: \_\_\_\_\_ OTHER \$: \_\_\_\_\_ TOTAL \$: \_\_\_\_\_  
 LEASE DATES: FROM \_\_\_\_\_ To: \_\_\_\_\_ AGENT: \_\_\_\_\_

<b>Last Name</b>	<b>First Name</b>	<b>Middle</b>	<b>Birth Date</b>
<b>Social Security #</b>	<b>Drivers License #</b>	<b>State</b>	<b>Email Address</b>

<b>Addresses</b>	<b>City, State &amp; Zip</b>	<b>From / To</b>	<b>Landlord Ph#</b>
<b>Current</b>		/	( )
<b>Previous</b>		/	( )
<b>Previous</b>		/	( )

<b>Employer / City, State</b>	<b>From / To</b>	<b>Contact /Phone #</b>	<b>Gross Income</b>
<b>Current</b>	/	( ) -	
<b>Previous</b>	/	( ) -	

<b>Bank Reference</b>	<b>Applicant's Phone #</b>	<b>Additional Information</b>
<b>Institution</b>	<b>Residence</b>	<b>Names of Occupants</b>
<b>Account #</b>	<b>Work</b>	<b>Pets:</b>

<b>Name</b>	<b>Address</b>	<b>Phone Number</b>
<b>Party to Notify In Emergency</b>		
<b>Nearest Friend</b>		
<b>Parent of App.</b>		

**Have You Ever**

Refused to Pay Rent When Due: Yes  No     Filed for Bankruptcy: Yes  No     Been Evicted: Yes  No

Been Convicted of a Felony: Yes  No     If Yes, Explain: \_\_\_\_\_

**How Did You Learn About Our Community?**

Newspaper     Driving By     Referral Service. \_\_\_\_\_    Current Resident \_\_\_\_\_

**Signed Release**

I/We authorize Rental History Reports (RHR) and/or the above named company to do a complete investigation of all information provided within my application for residency. I/We have personally filled in and/or reviewed all information contained within the application. I/We understand failure to complete these documents completely and truthfully may result in denial and/or forfeit of deposit. A complete investigation may include any or all of the following: Credit Report, Verification of Employment and Income, Criminal Record Search, Rental History References (including MPHA), Unlawful Detainer/Eviction Investigation, Identity Trace, Sex Offender Search, Terrorism Search, Check Writing History, and Personal Interviews with all provided references. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records, county or state criminal records as follows, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I/We understand that I/We have a right to make a written request within 30 days to receive information pertaining to this report if I/We are not accepted based upon information contained in the report. I/We authorize RHR to produce to the credit grantor Federal and State records of employment and income history, including State Employment Security Agency records. This authorization continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year. Any controversy or claim arising out of or relating to this agreement, or breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notice to applicants applying for a community in Minneapolis and St. Paul only: If you are charged an application fee but a consumer credit report or tenant screening report is not ordered, you are entitled to a refund of the application fee. Please circle your preferred method for return of the application fee as either 1) mail, 2) destroy it, or 3) hold for retrieval upon one business-day's notice.

<b>State Identification</b>		NO PHOTO
/ /	VERIFIED BY COMPLEX	
DRIVER'S LICENSE NUMBER		
FIRST NAME	MIDDLE NAME	

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of the lease of the dwelling unit identified in the attached lease, Property Owner/Manager and Resident agree as follows:

- 1) Resident, any members of the resident’s household, a guest or other person under the resident’s control, shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. “Drug-related criminal activity” means the **illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance** (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
- 2) Resident(s), any member of the resident’s household, a guest or other person under the resident’s control, shall not engage in **any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near the said premises.
- 3) Resident or members of the household **will not permit the dwelling unit to be used for, or to facilitate criminal activity**, including drug-related criminal activity regardless of whether the individual engaging in such activity is a member of the household, or a guest.
- 4) Resident, any member of the resident’s household, a guest, or another person under the resident’s control, shall not engage in the **unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance** at any location, whether on or near the dwelling unit or otherwise.
- 5) Resident, any member of the resident’s household, a guest or another person under the resident’s control, shall not engage in any criminal activity, including **prostitution, criminal street gang activity, threatening, intimidating, or assaultive behavior** including but not limited to the **unlawful discharge of firearms**, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent or other residents and/or involving imminent or actual serious property damage.
- 6) VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.
- 7) In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
- 8) This lease addendum is incorporated into the lease executed or renewed this day between Property Owner/Manager and Resident(s).

**It is understood and agreed that a single violation shall be good cause for termination of this lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.**

\_\_\_\_\_  
Management or Owner Signature

\_\_\_\_\_  
Management or Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date