

1961 Premier Drive, #404 Mankato, MN 56001 BUS: (507)625-4715

www.cbcfishergroup.com info@cbcfishergroup.com

		(date)			
Dear	Pote	ential Tenant:			
		inderstanding that you are ir forms:	nterested i	in one	e of our rentals. Enclosed please find the
1.		Apartment Application	Incomplete	e form	s will be returned
2.		Disclosure & Release Form	Incomplete	e form	will be returned
once	we			•	ess will begin – it can take up to a few day oproval back. The employment and rento
Please	e su	bmit two (2) Cashier Checks (	or Money	Order	s) payable to (exclude address):
	]	<b>Tri-Growth Investment, LLC</b> 442 Belgrade Ave North Mankato			Wolf Investment Properties, LLC 96 Valley Lane, Eagle Lake
С	]	Community Core Partners 216½ - 218½ S Minn Ave, St Peter			Mead Real Estate Investments 204 S Minn Ave St Peter
	]	Kasota Properties, LLC 212½ S Minn Ave St Peter (Four Season)	)		Sibley Development Mound Ave (Sibley Townhomes)
	]	Renewal Group, LLC Austin/Adams/Rose Creek Area			Shift 4 Ventures 410-410½ Cross St, North Mankato
	]	<b>Building Good Properties</b> 329½ N Riverfront Dr, Mankato 521½ N Riverfront Dr, Mankato			Urban Renaissance 215½ - 217½ S Minn Ave St Peter CM3 Investments 601-621 Agancy Rd. Mankato (Willowbrook)
3.		One (1) for \$ 40	for your s	ecuril	y clearance/background check.
4.		One (1) for your depos (The security deposit payme	•		rent) to hold the rental hed until you are actually approved.)
<b>5</b> .		Clear copy of your driver's lie	cense/ide	ntifica	tion card to verify name & DOB.
	-	u for your interest. Should your email listed above.	ou have c	ıny qu	vestions, you can contact our office at the

Sincerely,

COLDWELL BANKER COMMERCIAL FISHER GROUP

Eric Harriman

Property Manager

Heic Hassiman

Each Office Is Independently Owned And Operated.



1961 Premier Drive, Suite 404 Mankato, MN 56001 BUS: (507)625-4715 FAX: (507)388-3941

www.cbcfishergroup.com tina.marie@cbcfishergroup.com

#### CRITERIA FOR APARTMENT APPLICATION APPROVAL

APPLICANT WILL NOT BE APPROVED IF THE FOLLOWING QUALIFICATIONS ARE NOT MET:

- 1. CREDIT SCORE
  - a. A CREDIT SCORE OF 0-600 WILL NOT BE APPROVED
  - b. A CREDIT SCORE OF 601-650 APPROVAL IS AT LANDLORD DISCRETION
  - c. A CREDIT SCORE OF 651 WILL BE APPROVED
    - i. In the event there are 2 applicants, the higher score will be considered
- 2. INCOME QUALIFICATIONS
  - a. APPLICANT WILL NOT QUALIFY IF THE RENT IS MORE THAN 30% OF INCOME
    - i. If there are 2 applicants, the combined income is considered
- 3. BACKGROUND INVESTIGATION
  - a. MISDEMEANOR OFFENSES ANY WITHIN 0-4 YEARS WILL ONLY BE APPROVED IF THEY DO NOT INVOLVE: VIOLENT CRIMES AGAINST ANOTHER PERSON/ANIMAL, THEFT, BURGLARY, FRAUD, OR PEDOPHILE RELATED CRIMES. ANY MISDEMEANOR OFFENSES THAT ARE 5 OR MORE YEARS OLD THAT INCLUDE ANY OF THE ABOVE LISTED OFFENSES MAY ONLY BE APPROVED AT LANDLORD DISCRETION.
  - b. FELONY OFFENSES ANY APPLICANT WITH A FELONY WITHIN THE LAST 10 YEARS WILL NOT BE APPROVED. ANY APPLICANT WITH A FELONY THAT OCCURRED MORE THAN 10 YEARS IN THE PAST AND IS NOT A VIOLENT CRIME AGAINST ANOTHER PERSON/ANIMAL, THEFT, BURGLARY, FRAUD, OR PEDOPHILE RELATED CRIMES, MAY ONLY BE APPROVED AT THE LANDLORD DISCRETION.

APPLICANTS MUST MEET ALL OF THE QUALIFICATIONS TO BE APPROVED. FAILING TO MEET ONE OR MORE OF THE CRITERIA LISTED ABOVE WILL DISQUALIFY AN APPLICANT. IN THE EVENT THAT THERE ARE 2 APPLICANTS, IF ONE OF THE APPLICANTS DOES NOT QUALIFY, THEN NEITHER APPLICANT WILL BE APPROVED.

Coldwell Banker Commercial Fisher Group Property Management



## Rental Application (one application per adult)

1961 Premier Drive, #404 Mankato, MN 56001 (507) 625-4715 www.cbcfishergroup.com info@cbcfishergroup.com

#### **APARTMENT INFO**

Apartment		Unit #	Rent/m	Star	t Date	Total Tenants
APPLICANT INFORMATI	ON					
ast		First		M.I. SSN		Drivers License/ID #
Date of Birth	Home/N	Mobile Phone	Work Phone		Email	
CURRENT / PREVIOUS A	DDRESS					
<u>CURRENT</u> - Street Address			City		State	Zip
Date In Da	ate Out	Rent/mo	Landlord Nan	me		Landlord Phone
andlord Email (required)		Reas	on for Leaving			
PREVIOUS - Street Address			City		State	Zip
Date In Da	te Out	Rent/mo	Landlord Nan	me	<del></del>	Landlord Phone
Landlord Email ( <i>required</i> )		Reason for Leaving				
OTHER OCCUPANTS (18 and over)  (1) First	Last			Date of Birth	When will the	ir application be submitted?
(18 and <u>over</u> ) (1) First (2) First	Last			Date of Birth  Date of Birth	_	
(18 and <u>over</u> )		Date of Birth			_	ir application be submitted? ir application be submitted?  Date of Birth
(18 and <u>over</u> ) (1) First (2) First (All 17 and <u>under</u> )		Date of Birth  Date of Birth		Date of Birth	_	ir application be submitted?
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last		Date of Birth		Date of Birth  (3) First & Last  (4) First & Last	_	ir application be submitted?  Date of Birth
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last (2) First & Last	Last	Date of Birth	D PETS ALI	Date of Birth  (3) First & Last  (4) First & Last	_	ir application be submitted?  Date of Birth
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last (2) First & Last	Last  Dartment? (Y/N)	Date of Birth	— — D PETS ALI	Date of Birth  (3) First & Last  (4) First & Last	_	ir application be submitted?  Date of Birth
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last (2) First & Last PETS Will you have pets in the approximation of the pets in the pets in the pets in the pets in the approximation of the pets in the	Last  Dartment? (Y/N)	Date of Birth	D PETS ALI	Date of Birth  (3) First & Last  (4) First & Last	_	Date of Birth  Date of Birth
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last (2) First & Last PETS Will you have pets in the approximately selected by the pets of the pets in the approximately selected by	Last  Dartment? (Y/N)	Date of Birth  NO  ION  Employer	D PETS ALI	(3) First & Last (4) First & Last	When will the	Date of Birth  Date of Birth
(18 and over) (1) First (2) First (All 17 and under) (1) First & Last (2) First & Last Will you have pets in the approximately seemployment & INCONCURRENT - Occupation	Last  Dartment? (Y/N)	Date of Birth  NO  ION  Employer		(3) First & Last (4) First & Last  LOWED  Monthly Salary	When will the	Date of Birth  Date of Birth  End Date



### **Rental Application**

1961 Premier Drive, #404 Mankato, MN 56001 (507) 625-4715 www.cbcfishergroup.com info@cbcfishergroup.com

Signature / Applicant

Apartment		Unit #	Rent/mo	Start Date	Total Tenants (#)			
BACKGROUND II	NFORMATION							
Have you ever:	Filed for bankruptcy?	Nillfully or intentionall	_ y refused to pay rent when	due?				
	Been evicted from a tenan	cy or left owing money	/? If yes, please provide Pro	perty Name, City, State, and I	and Lord Name.			
	Been convicted of a crime	Been convicted of a crime? If yes, please provide Type or Offense, County, and State						
VEHICLE INFORM	MATION							
(1) Make & Model				Year	License No. & State			
(2) Make & Model				Year	License No. & State			
ndlord/tenant court nployers, and bank r urces believed to be y damages arising or portant information - You have a right to - You must be told if - You have a right to - You have the right	record search, criminal record sepresentatives. This investigate reliable, but the accuracy of vut of any improper use of this about your rights under the forequest disclosure of the natiful information in your file has both to ask for a credit score (then	search and registered cion is for resident scre which cannot be guarar information. Fair Credit reporting Ac- ure and scope of the in- een used against you. If this disclosure may be e may be a fee for this	sex offender search. I authorening purposes only, and is niteed. I hereby hold CBC Fist:  t: evestigation. e free. service).	orize the release of informatic strictly confidential. This repo her Group, Landlord and its a	nut not limited to credit history, OFAC sea on from previous or current landlords, ort contains information compiled from gents free and harmless of any liability fo			
	information could result fore a second processing)	in reprocessing yo	our application and wo	uld incur an additional	fee.			
d will be flotified be	note a second processing)							

Date

Print First / Last



## **Release Form Rental/Employment**

1961 Premier Drive, #404 Mankato, MN 56001 (507) 625-4715 www.cbcfishergroup.com info@cbcfishergroup.com

APPLICANT INFO	ORMATION			
Last		First		M.I.
I, above listed a Commercial Fish	her Group.		on in relation to a rental appli URRENT / PREVIOUS – EMPL	cation review with Coldwell Banker  OYMENT
	(Approve / Do Not Approve) Current: Previous:			
ı	(Approve / Do Not Approve) Current: Previous:	elease of information for: <b>C</b>	URRENT / PREVIOUS - RENTA	AL HISTORY
SIGNATURE		DATE		



# Release Form Credit/Criminal

1961 Premier Drive, Suite 404 Mankato, MN 56001 BUS: (507)625-4715 FAX: (507)388-3941

www.cbcfishergroup.com info@cbcfishergroup.com

#### ACKNOWLEGEMENT AND AUTHORIZATION FOR BACKGROUND CHECK

I acknowledge receipt of the separate document entitled DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF A YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of "consumer reports" and/o "investigative consumer reports" CBC FISHER GROUP, a Property Management Company, at any time after receipt of this authorization. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau., employer or insurance company to furnish any and all background information requested by VERIFIED FIRST, 1550 SOUTH TECH LANE, SUITE 200, MERIDIAN, IDAHO 83642; TELEPHONE # 1-888-670-9564; WWW.VERIFIEDFIRST.COM AND/OR CBC Fisher Group. I agree that a facsimile ("fax"), electronic or photographic copy of this Authorization shall be as valid as the original.

Minnesota applicants: Please check this box if you would like to receive a copy of a consumer report if one is obtained by CBC Fisher Group.

PLEASE	COMPLETE ALL FIELDS B	ELOW - PRINTONLY!	!!!
LAST NAME	FIRST NAME	=	MIDDLE MAAAE
LAST NAME	FIRST INAMIE		MIDDLE NAME
SSN	DATE OF BIRTH	EMAIL A	DDRESS
DRIVER'S LICENSE #/ID #	ISSUING STATE	ALIASES	
CURRENT ADDRESS		City	State
PREVIOUS ADDRESS		City	State
			22
SIGNATURE		DATE	