



FISHER GROUP

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

www.cbcfishergroup.com
info@cbcfishergroup.com

(date)

Dear Potential Tenant:

It is our understanding that you are interested in one of our rentals. Enclosed please find the following forms:

- 1. **Apartment Application** **Incomplete forms will be returned**
- 2. **Disclosure & Release Form** **Incomplete forms will be returned**

Once these forms are received in our office, the process will begin – it can take up to a few days once we send in the security clearance to get an approval back. The employment and rental verifications could take about as long.

Please submit two (2) Cashier Checks (or Money Orders) payable to (exclude address):

- | | |
|--|--|
| <input type="checkbox"/> Tri-Growth Investment, LLC
442 Belgrade Ave North Mankato | <input type="checkbox"/> Wolf Investment Properties, LLC
96 Valley Lane, Eagle Lake |
| <input type="checkbox"/> Community Core Partners
216½ - 218½ S Minn Ave, St Peter | <input type="checkbox"/> Mead Real Estate Investments
204 S Minn Ave St Peter |
| <input type="checkbox"/> Kasota Properties, LLC
212½ S Minn Ave St Peter (Four Season) | <input type="checkbox"/> Sibley Development
Mound Ave (Sibley Townhomes) |
| <input type="checkbox"/> Renewal Group, LLC
Austin/Adams/Rose Creek Area | <input type="checkbox"/> Shift 4 Ventures
410-410½ Cross St, North Mankato |
| <input type="checkbox"/> Building Good Properties
329½ N Riverfront Dr, Mankato
521½ N Riverfront Dr, Mankato | <input type="checkbox"/> Urban Renaissance
215½ - 217½ S Minn Ave St Peter
CM3 Investments
601-621 Agency Rd. Mankato (Willowbrook) |

- 3. **One (1) for \$ 40 for your security clearance/background check.**
- 4. **One (1) for your deposit (one month's rent) to hold the rental**
(The security deposit payment will not be cashed until you are actually approved.)
- 5. **Clear copy of your driver's license/identification card to verify name & DOB.**

Thank you for your interest. Should you have any questions, you can contact our office at the number or email listed above.

Sincerely,

COLDWELL BANKER COMMERCIAL FISHER GROUP

Eric Harriman
Property Manager

Each Office Is Independently Owned And Operated.



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

www.cbfishergroup.com
tina.marie@cbfishergroup.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*

(FG revised 08/18)



Rental Application

(one application per adult)

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APARTMENT INFO

Apartment _____ Unit # _____ Rent/mo _____ Start Date _____ Total Tenants (#) _____

APPLICANT INFORMATION

Last _____ First _____ M.I. _____ SSN _____ Drivers License/ID # _____
Date of Birth _____ Home/Mobile Phone _____ Work Phone _____ Email _____

CURRENT / PREVIOUS ADDRESS

CURRENT - Street Address _____ City _____ State _____ Zip _____
Date In _____ Date Out _____ Rent/mo _____ Landlord Name _____ Landlord Phone _____
Landlord Email (required) _____ Reason for Leaving _____

PREVIOUS - Street Address _____ City _____ State _____ Zip _____
Date In _____ Date Out _____ Rent/mo _____ Landlord Name _____ Landlord Phone _____
Landlord Email (required) _____ Reason for Leaving _____

OTHER OCCUPANTS (18 and over)

(1) First _____ Last _____ Date of Birth _____ When will their application be submitted? _____
(2) First _____ Last _____ Date of Birth _____ When will their application be submitted? _____

(All 17 and under)

(1) First & Last _____ Date of Birth _____ (3) First & Last _____ Date of Birth _____
(2) First & Last _____ Date of Birth _____ (4) First & Last _____ Date of Birth _____

PETS

Will you have pets in the apartment? (Y/N) _____

NO PETS ALLOWED

EMPLOYMENT & INCOME INFORMATION

CURRENT - Occupation _____ Employer _____ Monthly Salary _____ Start Date _____ End Date _____
Supervisor Name _____ Supervisor Phone _____ Supervisor Email _____

PREVIOUS - Occupation _____ Employer _____ Monthly Salary _____ Start Date _____ End Date _____
Supervisor Name _____ Supervisor Phone _____ Supervisor Email _____

OTHER - Income Description _____ Monthly Amount _____



Release Form Rental/Employment

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APPLICANT INFORMATION

Last

First

M.I.

I, above listed applicant, request the release of my current/previous information in relation to a rental application review with Coldwell Banker Commercial Fisher Group.

I

(Approve / Do Not Approve)

release of information for: **CURRENT / PREVIOUS – EMPLOYMENT**

Current:

Previous:

I

(Approve / Do Not Approve)

release of information for: **CURRENT / PREVIOUS - RENTAL HISTORY**

Current:

Previous:

SIGNATURE

Last

DATE



Release Form
Credit/Criminal

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ACKNOWLEDGEMENT 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 BELOW - PRINT ONLY!!!

LAST NAME FIRST NAME MIDDLE NAME

SSN DATE OF BIRTH EMAIL ADDRESS

DRIVER'S LICENSE #/ID # ISSUING STATE ALIASES

CURRENT ADDRESS City State

PREVIOUS ADDRESS City State

SIGNATURE DATE