

Brakemeier Properties, Inc

300 Ehlers Ave Chaska, MN 55318

Phone: (952) 448-2333 Fax (952) 448-2226

APPLICATION FOR RESIDENCY

Community: _____

Application Processing Fee: \$25.00 per Adult

Date Paid: _____ Cash Check Other

Notice: Co-applicant must complete a separate Application for Residency form.

The undersigned hereby makes application to rent unit number _____ located at _____ Beginning on _____, at a monthly rental of \$ _____. Holding/Security Deposit Required: _____

PLEASE TELL US ABOUT YOURSELF

Full Name: _____

Phone Number: _____

Date of Birth: _____ Social Security #: _____

E-mail: _____

Name of Co-Applicant: _____

Age / Relationship: _____

Additional Occupants: _____

Age / Relationship: _____

Additional Occupants: _____

Age / Relationship: _____

Additional Occupants: _____

Age / Relationship: _____

Total Number of Occupants: _____ How Many Pets? _____ Cat Dog Other _____

PLEASE GIVE YOUR RESIDENCE HISTORY FOR THE PAST 2 YEARS (beginning with most current)

COMPLETE CURRENT ADDRESS: _____

Year & Month Moved In: _____ Rent Paid: _____ Reason for Leaving: _____

Landlord Name: _____ Phone & Fax: _____

COMPLETE PREVIOUS ADDRESS: _____

Year & Month Moved In: _____ Rent Paid: _____ Reason for Leaving: _____

Landlord Name: _____ Phone & Fax: _____

PLEASE GIVE YOUR EMPLOYMENT INFORMATION FOR THE PAST 2 YEARS (beginning with most current)

YOUR STATUS: Employed Full-Time Employed Part-Time Student Retired Not Employed Other _____

CURRENT EMPLOYER (or most recent): _____

Employer Address: _____ Phone: _____

Date(s) Employed: From _____ to _____ Salary: _____ Position: _____

Supervisor's Name: _____ Phone: _____

PREVIOUS EMPLOYER: _____

Date(s) Employed: From _____ to _____ Salary: _____ Position: _____

If there are other sources of income you would like us to consider, please list amount \$ _____ per _____ Source _____

PLEASE LIST YOUR VEHICLE INFORMATION

Make/Model: _____ Year: _____ Color: _____ License #: _____

Make/Model: _____ Year: _____ Color: _____ License #: _____

Other Car, Motorcycle, etc.: _____

PLEASE LIST YOUR PERSONAL REFERENCES AND EMERGENCY CONTACT INFORMATION

Name of Father and/or Mother: _____ Phone: _____

Address: _____

Personal References (no relatives): _____ Phone: _____

Address: _____

IN CASE OF EMERGENCY, NOTIFY: _____ Relationship: _____

Full Address: _____ Phone: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS – HAVE YOU OR CO-APPLICANT EVER:

Been Sued for Non-payment of Rent? Yes No

Been Evicted or Asked to Move Out? Yes No

Been Sued for Damage to Rental Property? Yes No

Broken Rental Agreement or Lease? Yes No

Declared Bankruptcy? Yes No

How Did you hear about our Property? _____

I authorize whatever credit investigation the management considers appropriate. This investigation may include the exchange of information and a report from a credit reporting agency, and a criminal background check. I authorize management to contact previous landlords, credit and personal references, and to obtain income and employment history. This release is valid for this transaction only, and continues in effect for 1 year unless amended by state law. The foregoing information is supplied to the management to induce them to rent to me, and is true and correct in all respects.

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

FOR OFFICE USE ONLY – APPLICANT, PLEASE DO NOT WRITE BELOW

THIS APPLICATION: Approved Not Approved If not approved, specify reason: _____

Applicant Notified by: Letter (attached) Telephone In Person Date Notified: _____

Brakemeier Properties Inc.

Residency Criteria

State law requires community approval of a new resident before an in-community sale is final. The following are the criteria for obtaining community approval residency. These criteria also apply to applicants for residency with current residents, for example, new roommates.

1. *All adult persons who will reside in the home must complete an Application for Residency. They all must provide a State ID and Social Security Card. All persons who will reside in the home, including children, must be disclosed on the application.*
2. *Each adult applicant must submit a non-refundable application fee.*
3. *A copy of the Purchase Agreement and the Safety Disclosure Form, furnished to the applicant(s) by the resident must be returned to the community together with the residency application.*
4. *Applicant(s) must be truthful on the application.*
5. *Applicant(s) must cooperate with the community managers and residents during the application process.*
6. *Applicant(s) must demonstrate the financial capacity to make the house and home site payments and meet their daily living.*
7. *Applicant(s) must have an acceptable credit rating with established credit, which reflects prompt payment.*
8. *Applicant(s) must have an acceptable rental history, with no history of material violations of the lease agreement guidelines, or the laws related to residency, of any city, state, or government agency.*
9. *A felony conviction, history of drug use or dealing, physical violence to persons or property, or other conduct or behavior, which would adversely affect the health, safety, or welfare of other residents or the community employees, will result in rejection.*
10. *Applicant(s) are subject to a criminal record check through the Bureau of Criminal Apprehension and agree to the release of police records, if any to the community.*
11. *Applicant(s) agree to abide by the community lease and rules.*
12. *A holding/security deposit must be paid at the time the application is approved in order for us to stop showing the unit.*
13. *Applicant(s) must personally interview with the community managers. All home site rent must be paid up to date and the security deposit paid in full before any application for residency will be approved.*
14. *Applicant(s) current rent must be paid and proper written notice given to current property owner.*
15. *The home must not exceed occupancy limits as follows:*
 - *Less than 1200 sq. ft. = 4 people*
 - *More than 1200 sq. ft. = 5 people*

More than two unrelated adults may not occupy a home in the community. All adults in the household must complete an application for residency in the community. For the purpose of these criteria, an unrelated adult is any adult in a household other than the parents and the children of one family. For example, adult cousins, aunts, uncles, nieces, nephews, grandparents, and grandchildren will be considered unrelated adults to the family of the homeowner.

16. *Specific causes for denial include, but are not limited to the following:*
 - *A history of late payments or nonpayment of rent or utility charges.*
 - *A failure to honor past leases.*
 - *A history of disturbing neighbors.*
 - *A history of destruction of property.*
 - *Poor living or housekeeping habits.*
17. *As part of the investigation, the community may investigate your credit, personally interview property owners, employers, your credit references, and neighbors. The community may also review court records, your residence history and police records.*
18. *All applicant(s) must, as a condition of eligibility, poses the ability to live independently. This includes the ability of applicant(s), to maintain themselves and their homes in the manner that is not detrimental to either their safety and personal well-being, or the safety and well-being of other residents.*
19. *All homes brought into the community, and all home being sold within the community, must be well maintained and neat in appearance in accordance with the community's standards. These standards include, but are not limited to, requirements that the home not have broken, rotten or discolored siding; that the home is equipped with skirting which matches the home and is up to code and community standards; that the windows be in place, have no broken glass, and have operating screens if so equipped; that steps, decks, additions or attachments and safety features have been legally installed, with permits, inspected, approved and on file with the County Building Inspections Department; that personal property taxes for the home have been paid up to date; and that any condition of the home or home site which does not conform to community guidelines which were adopted after the resident signed the Residential Lease Agreement and are not exempt under Minnesota Statute 327C.07, Subdivision 4 must be brought into conformance at the time of sale.*
20. *Applicant(s) acknowledges that each have been furnished with a copy of the Residential Lease Agreement, this Residency Criteria Statement and the community guidelines, together with the Application for Residency, and each has read them and agrees to abide by the terms therein.*

Signature: _____

Date: _____

Signature: _____

Date: _____