

Brakemeier Properties, Inc
300 Ehlers Ave Chaska, MN 55318
Phone: (952) 448-2333 Fax (952) 448-2226
Email: contactus@bpimgmt.com

APPLICATION FOR RESIDENCY

Community: **BRAKEMEIER PROPERTIES**
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: _____ Birthdate / Relationship: _____
Additional Occupants: _____ Birthdate / Relationship: _____
Additional Occupants: _____ Birthdate / Relationship: _____
Additional Occupants: _____ Birthdate / Relationship: _____
Total Number of Occupants: _____ **How Many Pets?** _____ Cat Dog Other _____
Breed of Dog(s): _____ Weight of Dog(s): _____

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

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 (18 and older) who will reside in the home must complete an Application for Residency. They all must provide 2 forms of government issued ID, with 1 being a photo ID. All persons who will reside or stay at the home, including permanent children or children who will stay occasionally or infrequently, must be disclosed on the application.
2. Each adult applicant must submit a non-refundable application fee of \$25.
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. 3 months proof of income, such as paystubs, social security, public assistance, etc.
7. Applicant(s) must have an acceptable credit rating with established credit, which reflects prompt payment. First month's rent and security/holding deposit is required of all new residents.
8. Applicant(s) must have an acceptable rental history, with no history of material violations of the lease agreement, park rules and the laws related to residency, of any city, state, or government agency.
9. Criminal behavior or a history of criminal behavior, including but not limited to, a felony conviction, multiple or repeated convictions including petty misdemeanors and above, history of drug use or dealing, physical violence to person or property, or other conduct or behavior that could adversely affect the health, safety or welfare of other residents or the park manager, 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 for us to stop showing the unit.
13. Applicant(s) must personally interview with the community managers. All contact with managers are observed and documented. Signs of agitation, aggression, foul language, dislike or managers, argumentativeness, or undesirable attitudes at any time will be grounds for denial into the park.
14. All lot rent must be paid up to date, (including any past due rents from the tenant moving out) and the security deposit paid in full before any application for residency will be approved.
15. The home must not exceed occupancy limits as follows:
 - Less than 1200 sq. ft. = 4 people
 - More than 1200 sq. ft. = 5 peopleMore than two unrelated adults may not occupy a home in the community. All adults (18 & older) in the household must complete an application for residency in the community. For 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. If children are residing in the home, no unrelated adults will be allowed to apply.
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.
 - Criminal record
 - Credit score
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. Acceptance into the park is an overall picture and is based on all or some of the above items outlined. As an applicant, if you have questions regarding any or all of the issues outlined above, call the manager to find out more details.

Signature: _____

Date: _____

Signature: _____

Date: _____