

Rental Criteria

Criminal:

- No felony convictions
 - No Gross Misdemeanor Convictions
 - No sexual offender status or sexual crimes against people
 - No crimes against minors or animals
- *All criminal background checks reviewed via the minimum inclusive criteria timelines outlined in Minneapolis Code of Ordinances 244.2030 listed below.

Credit:

A "Risk Summary" score of a D or less is grounds for denial with one or more of the below listed criteria infractions. A "Risk Summary" C or less is grounds for 1.5x mo. security deposit.

- No unpaid landlord collections.
- No more than two non-medical collections.

Rental History:

No damage to property beyond ordinary wear and tear.

- No police calls other than as a victim of domestic violence.
- No complaints from neighbors.
- No eviction with a judgment against any applicant less than 3 years before application date
- No eviction settled/no judgment or writ against any applicant less than 1 year before application date.
- Any bad faith withholding of info will result in denial. If discovered after approval or signed lease, the bad faith info will become a material breach grounds for immediate eviction.

Income:

- Written Documentation of Gross Income of 2.95 the monthly rent amount per month. Paystubs or written other proof of payment at or above the 2.95 are required within the last 30 days.

Cosigner Option:

*To qualify with a cosigner you must meet all requirements listed above but one.

- If you are denied because of not meeting the income requirement, a cosigner meeting all our criteria can apply and sign a lease with you.
- If you are denied due to non-housing collections on your credit report, a cosigner who owns a home in Hennepin County AND meets all our criteria can apply and sign a lease

How many people can live in an apartment?

Studio - up to 2 people

2 Bedrooms - up to 4 people

3 Bedrooms - up to 6 people

1 Bedroom - up to 2 people

No more than 2 of these people over age 18

No more than 3 of these people may be over 18

Minneapolis Criminal History Guidelines for Renting:

A landlord cannot deny if:

- Any arrest in an inactive case that did not result in conviction;
- Participation in or completion of a diversion or a deferral of judgment program, including stays of adjudication and continuances for dismissal or without prosecution;
- Any conviction that has been vacated or expunged, or for which the applicant received a stay of imposition of sentencing and complied with the terms of the stay;.
- Any conviction for a crime that is no longer illegal in the state of Minnesota;
- Any conviction or any other determination or adjudication in the juvenile justice system;
- Any conviction for misdemeanor offenses for which the dates of sentencing are older than three (3) years;
- Any criminal conviction for felony offenses for which the dates of sentencing are older than seven (7) years; however, a landlord may deny an applicant who has been convicted of the illegal manufacture or distribution of a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802) or for those same offenses that mandate denial of tenancy in federally assisted housing subject to federal regulations, including but not limited to when any member of the household is subject to a lifetime sex offender registration requirement under a state sex offender registration program; or
- Any criminal conviction for the following felony offenses for which the dates of sentencing are older than ten (10) years: first-degree assault (Minnesota Statutes Section 609.221), first-degree arson (Minnesota Statutes Section 609.561), aggravated robbery (Minnesota Statutes Section 609.245), first-degree murder (Minnesota Statutes Section 609.185), second-degree murder (Minnesota Statutes Section 609.19), third-degree murder (Minnesota Statutes Section 609.195), first-degree manslaughter (Minnesota Statutes Section 609.20, subd. 1, 2, and 5), kidnapping (Minnesota Statutes Section 609.25, subd. 2(2)), or first-degree criminal sexual conduct (Minnesota Statutes Section 609.342, subd. 1(b) and (g)).