



Dear Applicant,

Welcome to CURRENTS. We are excited to process your application to become a part of our community. In filling out the application, please be sure to:

- 1) List 3 consecutive years of verifiable rental/housing history; starting with current date and going back 3 full years
- 2) List 3 consecutive years of verifiable income/employment history; starting with current date and going back 3 full years
- 3) Fill out the application completely. Applicants are required to provide the contact information, to all references. Applicant is responsible to pay \$3.50 per contact information, not provided for on the application at the time of applying, to cover the cost incurred in obtaining the necessary information. Applicant is responsible to pay for any fees required in verifying employment or other verifications.

**CURRENTS requires a copy of valid United States photo Identification and social security card at the time of applying.**

In following these requests, your application may be processed. All information listed on or gathered as a result of the application will be verified and critiqued as per the Resident Selection Criteria. If undisclosed addresses are identified in the application processing, these addresses will also be required to be verified using additional information provided for by applicant. Additionally, if more than 3 years of employment/income and/or housing/rental history is provided by applicant, or identified during processing this information will also be verified. The information requirements will be the same of that of the originally required information. An application may take 5 business days to process. However, processing time may be extended or application may be denied due to delayed reference responses and/or incorrect or insufficient information provided by applicant.

After the completion of the application processing, a Predictive Factor Point Score will be used to determine application approval. Points are based on:

- 1) Length of time at current residence
- 2) Length of time at present source of income
- 3) Percentage of earnings that will be needed to pay the monthly rental amount
- 4) Credit record obtained from Rental History Reports
- 5) Meeting the Resident Selection Criteria

11-24 points scored: over one year at current residence with positive reference, over one year with present source of income, 29% or lower of earnings needed to pay monthly rental amount, as agreed – no late payments credit scoring 689 and above and meeting the Resident Selection Criteria, Management may approve.

9-10 points scored: one year or less at current residence with positive reference, one year or less at present source of income, 30% or more of earnings needed to pay monthly rental account, no credit record or an occasional late payment record. Management may require a High Risk Fee or for the applicant to obtain an immediate, family relative as a Guarantor. The Guarantor would need to apply, pay the Application Fee and qualify. The Guarantor may be approved with a point score totaling 11- 24 with positive references. An applicant scoring 9-10 points may be accepted with a High Risk Fee depending on the risk factors.

0-8 points scored: 36% or more of earnings needed to pay monthly rental account, a credit history of more than 2 accounts 60 days or more late, collections, write-offs, judgements, bankruptcies, or incomplete applications, falsification of the application, not meeting the Resident Selection Criteria, and/or an unfavorable landlord reference, inability to verify any portion of the application after a reasonable amount of time, require application to not be accepted. Applicants do not receive the option to obtain a Guarantor or utilize a High Risk Fee.

**The \$55.00 application fee is non-refundable.** The Minnesota state criminal background check is included in the \$55.00 Application Fee. For each additional state that applicant has resided in within the required three (3) years of housing history, there will be an additional fee of \$15.00 per state other than the listed states which outline the alternative amount of payment that is due. Please review the Criminal Background Check Fees for additional information regarding the associated charges.

You will be notified of the acceptance or denial of your application by telephone and/or U.S. Mail upon completion or discontinuation of the verification process. Also, acknowledge there will be a \$100.00 non-refundable application fee that will be automatically deducted from the Earnest Money Deposit, as compensation for cost incurred by Currents in application processing, for any application containing material misrepresentation.

Should you wish to obtain a copy of the credit report, you may contact:

Rental History Reports  
7900 W. 78<sup>th</sup> Street Suite 400  
Edina, MN 55439

**Application Fee and Earnest Money Deposit must be submitted separately in check or money order form.** If the application and earnest deposit is received together in a single payment method, (i.e. check, cashier's check, money order) the entire amount will be deposited within 24 hours after it is received and the Earnest Money Deposit will be refunded, less any incurred additional application fees or criminal background fees incurred, within 21 days of the denial of the application or kept as the security deposit on the apartment home with acceptance of the application.

**Please understand that time of move in will be after 5:00 p.m. on designated date.** Additionally, if applicant requests a change in the Rental Agreement, a \$50.00 processing fee is required to be paid at the time of request. No changes will be made without the required processing fee.

The following utilities are furnished: Gas, Water, Sewer, Trash (with exception). Also furnished are the following: Range, Refrigerator, Dishwasher, Disposal (some exception) and Window Coverings.

For your protection and the protection of your personal property, **all Residents are required to have Renter's Insurance.** Bring a copy of your policy with CURRENTS named as an additional insured no later than the date of move in. Please note that in accordance with the Rental Agreement, you will be **unable to move in** to your new apartment home without Proof of Renter's Insurance. Your new Rental Agreement reads as follows:

**18.) LIABILITY OF RESIDENT AND AGENT.**

- b. **Renter's Insurance.** It is a condition of this Agreement that Resident acquires renters insurance prior to move-in and at the renewal of any insurance policy and/or Rental Agreement. Resident shall acquire and maintain in full force and effect a general liability insurance policy with respect to the Apartment, in addition to any and all garage and/or storage spaces rented, and the Community with Resident being the named insured and Agent listed as an additional insured under reasonable limits of liability not less than \$500,000 for injury/death to any one person; \$1,000,000 for injury/death to any more than one person and \$500,000 with respect to damage to property. Such policy or policies shall provide that ten (10) days written notice must be given to Agent prior to cancellation thereof. Resident must furnish evidence of such insurance coverage to Agent at the time this Rental Agreement is executed and, in any event, before Resident is permitted to move into the Apartment, at the time the Rental Agreement is renewed, when the policy is renewed and at any other time that proof of insurance is requested by Agent.

For each pet/animal listed on the Rental Agreement, the following are required and must be submitted to the Management Office at the time of the Resident Orientation Appointment.

- Veterinarian provided Proof of Vet Vaccinations
  - Dog(s): Rabies,
  - Cat(s): Rabies
- Color Photograph of Pet(s)
- Veterinarian proof of noncommunicable disease, virus or parasites required annually
- Veterinarian provided Proof of Spaying or Neutering
- Dogs only: DNA swab, collar sizing and associated fees

Again, understand Residents will be unable to move in without proof of Renters Insurance and the required pet documents. A delay in the Move In Date due to failure to provide Proof of Renter's Insurance or pet related documents does not release financial responsibility as of the Rent Start Date as listed on the first (1<sup>st</sup>) page of the Rental Agreement.

**3205 Harbor Lane • Plymouth, Minnesota • 55447 • (763) 559-2303 • Fax (763) 559-6371**

# APPLICATION FOR RENTAL

Date: \_\_\_\_\_ Requested possession date: \_\_\_\_\_ Unit number applying for: \_\_\_\_\_

1BR \_\_\_\_\_ 2BR \_\_\_\_\_ 3BR \_\_\_\_\_ What made you decide to rent here? \_\_\_\_\_

**APPLICANT'S NAME:** \_\_\_\_\_  
(Last Name) (First Name) (MI)

**Social Security #:** \_\_\_\_\_ **Birthdate:** \_\_\_\_\_

**Driver's License #:** \_\_\_\_\_ **State:** \_\_\_\_\_

## HOUSING HISTORY:

**1) Present address:** \_\_\_\_\_

(Street) (City) (State) (Zip)  
Present phone#: \_\_\_\_\_ Email: \_\_\_\_\_ Rent per month: \$ \_\_\_\_\_

Actual dates you have lived at this address: \_\_\_\_\_ to \_\_\_\_\_

Present Landlord's name: \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Present Landlord's address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Relationship to Landlord: \_\_\_\_\_

Why do you wish to move? \_\_\_\_\_

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you fulfilled your current Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Lease Expiration Date \_\_\_\_\_

Were you asked to leave this Residence by the Landlord? Yes \_\_\_\_\_ No \_\_\_\_\_

**2) Previous address:** \_\_\_\_\_

(Street) (City) (State) (Zip)  
Rent per month: \$ \_\_\_\_\_ Actual dates you lived at this address: \_\_\_\_\_ to \_\_\_\_\_

Previous Landlord's name: Phone #: ( ) \_\_\_\_\_

Previous Landlord's address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Relationship to Landlord: \_\_\_\_\_

Why did you move? \_\_\_\_\_

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes \_\_\_\_\_ No \_\_\_\_\_

Did you fulfill your Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Lease Expiration Date \_\_\_\_\_

Were you asked to leave this Residence by the Landlord? Yes \_\_\_\_\_ No \_\_\_\_\_

**3) Previous address:** \_\_\_\_\_

(Street) (City) (State) (Zip)  
Rent per month: \$ \_\_\_\_\_ Actual dates you lived at this address: \_\_\_\_\_ to \_\_\_\_\_

Previous Landlord's name: \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Previous Landlord's address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Relationship to Landlord: \_\_\_\_\_

Why did you move? \_\_\_\_\_

Have you ever had complaints, late rent, warning letters, or police calls to this address? Yes \_\_\_\_\_ No \_\_\_\_\_

Did you fulfill your Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Lease Expiration Date \_\_\_\_\_

Were you asked to leave this Residence by the Landlord? Yes \_\_\_\_\_ No \_\_\_\_\_

## EMPLOYMENT HISTORY:

**1) Current Employer:** \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Your position: \_\_\_\_\_ Actual dates of employment: \_\_\_\_\_ to \_\_\_\_\_

Employer's Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Salary: \$ \_\_\_\_\_ per hour, week, month, year (circle one) How many hours per week do you work? \_\_\_\_\_

**2) Current/Previous Employer:** \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Your position: \_\_\_\_\_ Actual dates of employment: \_\_\_\_\_ to \_\_\_\_\_

Employer's Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Salary: \$ \_\_\_\_\_ per hour, week, month, year (circle one) How many hours per week do/did you work? \_\_\_\_\_

**3) Additional Income:** (assistance, disability) \_\_\_\_\_

Contact person to verify: \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Amount: \$ \_\_\_\_\_ per hour, week, month, year (circle one)

Start date of income: \_\_\_\_\_ How long will payments continue? \_\_\_\_\_

# ADDITIONAL HOUSING/EMPLOYMENT INFORMATION

PLEASE UTILIZE THIS FORM IF ADDITIONAL SPACE IS NEEDED FOR HOUSING HISTORY AND/OR EMPLOYMENT HISTORY.

**APPLICANT'S NAME:** \_\_\_\_\_

**HOUSING HISTORY:**

Address: \_\_\_\_\_

Actual dates you lived at this address: \_\_\_\_\_ to \_\_\_\_\_ Rental Amount: \_\_\_\_\_

Landlord: \_\_\_\_\_ Landlord's Phone: \_\_\_\_\_

Relationship to Landlord: \_\_\_\_\_

Roommates Names: \_\_\_\_\_

Did you fulfill your Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Was Rent ever paid late? Yes \_\_\_\_\_ No \_\_\_\_\_

Were you asked to leave? Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, please explain \_\_\_\_\_

Reason for moving: \_\_\_\_\_

Police calls/Warnings/Violations: Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, reason: \_\_\_\_\_

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**HOUSING HISTORY:**

Address: \_\_\_\_\_

Actual dates you lived at this address: \_\_\_\_\_ to \_\_\_\_\_ Rental Amount: \_\_\_\_\_

Landlord: \_\_\_\_\_ Landlord's Phone: \_\_\_\_\_

Relationship to Landlord: \_\_\_\_\_

Roommates Names: \_\_\_\_\_

Did you fulfill your Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Was Rent ever paid late? Yes \_\_\_\_\_ No \_\_\_\_\_

Were you asked to leave? Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, please explain \_\_\_\_\_

Reason for moving: \_\_\_\_\_

Police calls/Warnings/Violations: Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, reason: \_\_\_\_\_

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**HOUSING HISTORY:**

Address: \_\_\_\_\_

Actual dates you lived at this address: \_\_\_\_\_ to \_\_\_\_\_ Rental Amount: \_\_\_\_\_

Landlord: \_\_\_\_\_ Landlord's Phone: \_\_\_\_\_

Relationship to Landlord: \_\_\_\_\_

Roommates Names: \_\_\_\_\_

Did you fulfill your Rental Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_ Was Rent ever paid late? Yes \_\_\_\_\_ No \_\_\_\_\_

Were you asked to leave? Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, please explain \_\_\_\_\_

Reason for moving: \_\_\_\_\_

Police calls/Warnings/Violations: Yes \_\_\_\_\_ No \_\_\_\_\_ If YES, reason: \_\_\_\_\_

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**EMPLOYMENT HISTORY:**

Employer: \_\_\_\_\_ Employer's Phone: \_\_\_\_\_

Employer's Address: \_\_\_\_\_

Wage/Salary: \_\_\_\_\_ Per Hour/Week/Month/Year (circle one)

Number of Hours Worked Per Week \_\_\_\_\_

Employment Status: Full Time/Part Time (circle one)

Temporary/Seasonal/Permanent (circle one)

Dates Employed From \_\_\_\_\_ to \_\_\_\_\_

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**EMPLOYMENT HISTORY:**

Employer: \_\_\_\_\_ Employer's Phone: \_\_\_\_\_

Employer's Address: \_\_\_\_\_

Wage/Salary: \_\_\_\_\_ Per Hour/Week/Month/Year (circle one)

Number of Hours Worked Per Week \_\_\_\_\_

Employment Status: Full Time/Part Time (circle one)

Temporary/Seasonal/Permanent (circle one)

Dates Employed From \_\_\_\_\_ to \_\_\_\_\_

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**EMPLOYMENT HISTORY:**

Employer: \_\_\_\_\_ Employer's Phone: \_\_\_\_\_

Employer's Address: \_\_\_\_\_

Wage/Salary: \_\_\_\_\_ Per Hour/Week/Month/Year (circle one)

Number of Hours Worked Per Week \_\_\_\_\_

Employment Status: Full Time/Part Time (circle one)

Temporary/Seasonal/Permanent (circle one)

Dates Employed From \_\_\_\_\_ to \_\_\_\_\_

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**PERSONS THAT WILL OCCUPY THIS APARTMENT HOME:**

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Birthday: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Birthday: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Birthday: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Birthday: \_\_\_\_\_ Relationship: \_\_\_\_\_

**AUTOMOBILE:**

Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_  
License #: \_\_\_\_\_ Monthly Auto Payments: \_\_\_\_\_

Do you have any current outstanding debt? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, what and how much? \_\_\_\_\_

Are you paying alimony or child support? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how much? \_\_\_\_\_

Do you currently or have you previously had delinquent payments, accounts in collections, write-offs, liens, foreclosures, bankruptcies or judgments filed against you? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, please list: \_\_\_\_\_  
\_\_\_\_\_

Do you have any pets? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, what types and how many? \_\_\_\_\_

Have you ever been convicted of a misdemeanor or felony? Yes \_\_\_\_\_ No \_\_\_\_\_  
Describe if yes: \_\_\_\_\_

Have you or any persons intending to occupy this Apartment Home ever had an Unlawful Detainer filed against you/them?  
Yes \_\_\_\_\_ No \_\_\_\_\_

Other names in which you have maintained accounts:  
Name 1: \_\_\_\_\_ Name 2: \_\_\_\_\_

**EMERGENCY CONTACTS:**

Name of Emergency Contact: (1) \_\_\_\_\_  
(Last) (First) (MI)  
Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)  
Phone #: ( ) \_\_\_\_\_ Relationship: \_\_\_\_\_

Name of Emergency Contact: (2) \_\_\_\_\_  
(Last) (First) (MI)  
Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)  
Phone #: ( ) \_\_\_\_\_ Relationship: \_\_\_\_\_

I certify that the application contained herein is true and correct, and that I am the only person/people who will reside in the unit if this application is approved. Falsification of information will constitute the breach of all contracts. I hereby acknowledge and agree that all persons listed on this application may be contacted by the Agent and I have no objections in checking my application for the purposes of verification and credit processing. Acceptance or rejection of the applicant shall be based upon the information furnished and the availability of a rental unit and the Owner shall have absolute discretion to accept or reject my application. A non-refundable application fee of \$ \_\_\_\_\_ is herewith made. An earnest money deposit of \$ \_\_\_\_\_ is herewith made to hold the named apartment for my occupancy. The earnest money deposit shall apply on the security deposit called for in a Rental Agreement to be executed by the parties.

It is understood and agreed that the earnest money herewith deposited is to be held subject to approval of the application, by the Owner or it's Agents. In the event this application is not approved by the Owner or Agents, a refund of this earnest money deposit shall be made to the applicant(s) within twenty-one (21) days from date of refusal. It is understood that should applicant(s) fail to take occupancy after the Rental Application is approved by Owner or it's Agents, the applicant(s) shall forfeit all claims to this deposit and shall additionally be responsible for the term and obligations of the Rental Agreement signed. Applicant acknowledges the receipt of the introductory page of the Rental Agreement and Agrees to all fees and understands the requirements and consequential charges for failure to complete application completely and truthfully. It is also understood that there will be a \$100.00 non-refundable application fee for any application containing a material misrepresentation.

Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

Leasing Agent: \_\_\_\_\_

# AUTHORIZATION OF RELEASE OF INFORMATION

## CONSENT

I authorize and direct and Federal, State, or local agency, organization, business, or individual to release to and verify my application.

## INFORMATION COVERED

I understand that, depending on project policies and requirements, previous or current information regarding me or my household may be needed. Verifications and inquiries that may be requested include but are not limited to:

Identity and Marital Status  
Medical or Child Care Allowances  
Residences and Rental Activity

Employment, Income and Assets  
Credit and Criminal Activity

## GROUP OR INDIVIDUAL THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information (depending on project requirements) include but are not limited to:

Previous Landlords  
(including Public Housing Agencies)  
Courts and Post Offices  
Schools and Colleges  
Law Enforcement Agencies  
Medical and Child Care Providers  
Retirement Systems  
Utility Companies

Past and Present Employers  
Welfare Agencies  
State Unemployment Agencies  
Social Security Administration  
Support and Alimony Providers  
Veterans Administration  
Banks and other Financial Institutions  
Credit Providers and Credit Bureaus

## CONDITIONS & GENERAL CONSENT

I hereby authorize the Agent, and any third party credit company or tenant screening company, to investigate my criminal history, employment and income history, and bank and credit history for the purpose of housing and/or employment, and continued eligibility for housing and/or employment, from the date this application is signed for as long as I remain a Resident of Currents. I authorize information to be provided to CURRENTS or Miramar, Inc. or any third party agent conducting screening or verification for so long as I remain a Resident of CURRENTS. This information may come from, but is not limited to: Credit bureaus; banks and other depository institutions; current and prior lenders, landlords, and current and former employers; federal or state records including state employment security agency records; county or state criminal records; or any other personal references or sources.

It is understood that a photocopy or facsimile copy of this form will serve as authorization. The original of this authorization is on file in the Management Office. I authorize CURRENTS and Miramar, Inc. to release information on this application, this release and authorization, and my housing information to any third party tenant screening company or credit bureau for as long as I have a Rental Agreement or occupancy with CURRENTS, and thereafter as needed for purposes of pursuing any amounts due from me under the Rental Agreement, or otherwise, or for purposes of providing a rental and credit reference, or such shorter period as may be required by law. I authorize CURRENTS and/or Miramar, Inc. to release my housing information to Rental History Reports.

## APPLICANT'S SIGNATURE

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

## CHECK IF ADDITIONAL SEARCH REQUESTED

Out of state search, Statewide

1. \_\_\_\_\_ 2. \_\_\_\_\_  
City State City State

3. \_\_\_\_\_ 4. \_\_\_\_\_  
City State City State