

Mint Properties LLC

Welcome to Mint Properties! Thank you for your interest in applying for an apartment with us. Before you apply, please make sure you understand our application process and our **rental requirements**:

General Information

- **Applicants must be 18 years of age or older to apply.** All occupants over 18 years of age will be leaseholders and must pass our background check. We will make a copy of your government-issued ID to keep on file.
- **We have occupancy limits.** All occupants, regardless of age, count towards the occupancy limit. We allow:
 - Studio or One bedroom: 2 people
 - One bedroom plus: 3 people
 - Two or three bedroom: 4 people
 - Four or five bedroom: 5 people
- **We do allow dogs at select buildings (please contact us regarding dog-friendly buildings).** Dogs must be licensed with the City of Minneapolis and current of vaccinations. If the Applicant has an emotional support dog or service dog, the Applicant must fill out our Reasonable Accommodation Request form so that we can verify with the Applicant's health care provider that the dog is necessary. **We allow up to three cats or small, caged animals with no pet fees.**
- We will decide about your application, at the latest, on the sixth business day after you apply. **If an application is still pending on the sixth business day because we are waiting for information from the Applicant, the application will be denied.**
- **If any information the Applicant provides on the application is found to be false, the application may be denied.**
- If the Applicant has been approved and then forfeits the apartment and prelease deposit for any reason, they may re-secure an apartment, using their original deposit, within one month of approval under the following conditions: the apartment they applied for or a suitable replacement is still available AND the Applicant is able to pay all rent and deposits owed AND the Applicant pays a \$100 reinstatement fee.
- **Non-discrimination statement:** Mint Properties, LLC does not discriminate based on race, color, creed, religion, ancestry, national origin, sex, gender identity and expression, marital status, sexual orientation, disability, receipt of public assistance, or familial status.

Rental Requirements

- We look at four areas when evaluating an applicant: Criminal History, Credit History, Income, and Rental History. We grade each area as Negative, Neutral, or Positive based on the likelihood of a positive or negative housing outcome. **Approval requires no area to be evaluated as negative, and at least one area to be evaluated as positive.**
- Largely these evaluations follow the Inclusive Criteria in City of Minneapolis Ordinance 244.2030, but we may fully or partially use an Individualized Assessment to make a final decision in some areas. Please provide any supplemental information to be used in an Individualized Assessment at the time of application.
- Our screening service, **Tenant Check**, will contact the Applicant's employer directly to verify income. If they are unable to verify income for any reason, the Applicant must provide proof of sufficient income. All proof of income must have the Applicant's name on it. The following are acceptable sources of proof:
 - Paystubs
 - Bank statements showing regular deposits and/or account balances
 - A letter, on company letterhead, from a manager or supervisor stating annual salary or wages per hour and hours per week
 - An offer letter for a new position, on company letterhead, stating annual salary or wages per hour and hours per week
 - Last year's tax statements
 - A letter from the government stating how much the Applicant's SSI, GA, SNAP or other award is per month
 - A letter or statement confirming a student loan award with documentation of the portion needed for tuition

Reasons for Denial (Negative Evaluation)

Criminal History:

- Any conviction for 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 crimes that mandate denial of tenancy in federally assisted housing such as being subject to a lifetime sex offender registration requirement.
- Any pending felony charge or felony conviction sentenced within the last seven (7) years.
- A felony conviction within the last ten (10) years will result in a denial for the following charges: first-degree murder, second-degree murder, third-degree murder, first-degree manslaughter, kidnapping, first-degree criminal sexual conduct, first-degree assault, first-degree arson, and first-degree aggravated robbery.
- Any felony or gross misdemeanor conviction that resulted in a prison term that ended within the last five (5) years. Consideration may be made through an individualized assessment and any supplemental information received at the time of application that shows an Applicant's situation has stabilized or changed since being incarcerated.
- Any gross misdemeanor offense or non-traffic misdemeanor sentenced within the last three (3) years or pending disposition. Though circumstance may be considered, weight is placed on crimes involving theft, drugs, alcohol, assault, prostitution, disorderly conduct, trespassing, or property damage.

Income:

- Applicants without savings or a cosigner who earn less than three (3) times their rent, or their portion of rent if subsidized, in gross household income who cannot demonstrate a history of successful rent payment with income less than three (3) times their former rent.

Reasons for Denial (cont.)

Credit History:

- Past due debt exceeding one month's rent that is the sum of overdue payments on revolving or installment accounts, collection items, and judgements. Medical and student loan debt will be ignored. High past due or collection debt may be overcome with a cosigner or income of four (4) times the market rent if the debt is not owed to a prior landlord. Owing more than one month's rent to a previous landlord is an automatic denial.

Rental History:

- Any eviction action in the last three (3) years resulting in a judgement or writ will be grounds for denial. Settled evictions from the last year, unless accompanied by a positive reference from the filing landlord.
- A negative rental reference with reports of unauthorized residents, police calls, drug use, smoking complaints, complaints from neighbors or other livability issues.
- Owing more than one month's rent to a previous landlord.

Approval (Positive Evaluation)

- **Approval requires ONE area to be considered positive as defined below.**

Criminal History:

- A clean criminal history, or a history that only contains charges or convictions of petty misdemeanor offenses and/or non-DWI traffic violations at a misdemeanor level or less.
- Consideration for a positive determination may be made for other misdemeanor offenses through an Individualized Assessment.

Income:

- An applicant making 3x the market rent or more.
- **or**, Three months of our income requirement (a minimum of nine times rent) in savings.
- **or**, An approved cosigner*

Credit History:

- A credit score of 650 or higher.
- **or**, An approved cosigner*

Rental History:

- No housing court records, and all questions answered on a rental reference positively by a licensed owner or management company with additional comments to the quality of the tenancy.

*An approved cosigner must pass a background check with NEUTRAL or better criminal history, have a credit score of 650 or higher, and earn at least six (6) times the rent in combination with the applicant's income.