

JSP PROPERTIES LLC'S RENTAL APPLICATION & CONSENT TO PERFORM
BACKGROUND CHECK IN COMPLIANCE WITH THE
FCRA (FAIR CREDIT REPORTING ACT)

Application can be email to info@jspproperties.com or faxed to 651-330-3934

Date of Application _____

Desired Date of Occupancy _____

Desired Lease Length _____

One application for married couples only. For all other applicants, please fill out one application for each adult.

Application for Rental of (Address): _____

PERSONAL INFORMATION

Applicant Name – Last, First, Middle	Date of Birth	Social Security Number	Driver's License #	
Co-Applicant Name – Last, First, Middle	Date of Birth	Social Security Number	Driver's License #	
Current Address		City	State	Zip
E-mail Address	Cell Phone	Reason for Moving?		
Landlord/Management Company	Phone	Rent Amount	How Long?	
Previous Address		City	State	Zip
Landlord/Management Company	Phone	Rent Amount	How Long?	

MONTHLY INCOME (Employment and Other Sources)

Employer Name	Address	City	State	Zip
Employer Phone	Contact / Supervisor's Name	How Long?	Years in Field?	Gross Monthly Income
Co-Applicant's Employer Name	Address	City	State	Zip
Employer Phone	Contact / Supervisor's Name	How Long?	Years in Field?	Gross Monthly Income

OTHER INCOME SOURCES (Investment Income, Alimony, Child Support, Education Assistance, Etc.)

Source	Amount Per Month	Contact Person	Contact Phone

BANK REFERENCE (Indicate Bank and Services Used)

Name of Institution	Account Number	Account Type	Balance	Phone Number

HAVE YOU OR CO-APPLICANT EVER

Excluding minor traffic violations, been convicted of any crime in the last 10 years? **Yes / No**
(If yes, list all convictions in the last 10 years.)

Been evicted/asked to move out? **Yes / No**

Been currently involved in eviction action/move out dispute? **Yes / No**

Refused to pay rent when due? **Yes / No**

Paid rent late? **Yes / No**

Filed for bankruptcy? **Yes / No**

Been sued for damage to rental property? **Yes / No**

Been sued for non-payment of rent? **Yes / No**

Broken a Rental Agreement or Lease? **Yes / No**

Is there any reason that would prevent you from putting utilities or phone in your name? **Yes / No**

*****IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN BELOW*****

Explanation: _____

Please check any professional skills you possess:
Electrical ____ Painting ____ Plumbing ____ Roofing ____ Appliance Repair ____ Carpentry ____

Are you able to handle all minor maintenance/upkeep of the property? **Yes / No**

Do you know how to shut off the water in an emergency or if an overflow of a sink or toilet occurs? **Yes / No**

RENT PAYMENT

Unless with prior approval from Landlord, rent is payable to JSP Properties LLC via electronic bank withdrawal, via Automated Clearing House, a secure bank transfer system permitted from any financial institution in United States. A form is provided to Applicant and Co-Applicant, if applicable, at time of Lease execution.

IN CASE OF PERSONAL EMERGENCY

In the event of an emergency that would prevent you from paying your rent when due, is there a relative, person, friend or agency that could assist you with rent payment? **Yes / No** (If yes, please list below.)

Name of Contact: _____ Relationship: _____

Phone #: _____ Address: _____

PETS

Do you have any pets? _____

How many pets do you have? _____

Kind of pet, breed, weight and age: _____

MOTOR VEHICLE(S) BELONGING TO APPLICANT AND CO-APPLICANT

License Plate #	Make	Year

OCCUPANTS OF UNIT OTHER THAN APPLICANT AND CO-APPLICANT (occupants limited to Applicant and Co-Applicant, as applicable, except minor children identified below)

Occupant's Name	Relationship	Age

AUTHORIZATION FOR RELEASE OF INFORMATION

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, **JSP Properties LLC** (hereinafter referred to as "Landlord") and I shall sign a written lease or rental agreement. The Landlord and I have no rental agreement until the time that the lease or written rental agreement is signed.

APPLICATION SCREENING FEE: \$45.00 per applicant. I have paid an application fee and/or a non-refundable screening fee, if applicable. If this application is approved, and I fail to move forward with a lease or rental agreement or I fail to enter into a lease or rental agreement, the fee and any subsequent payments will be retained to compensate the Landlord's cost and damages. If Landlord does not perform a personal reference check, obtain a consumer credit report or tenant screening report, the background report fee shall be returned by mail to me at the following address (applicant's/co-applicant's address): _____, or shall be available for pick-up at the Landlord's office: 1043 Grand Ave., Suite 140, St. Paul, MN 55105.

If Landlord employs a screening service to perform a background check on the Tenant, the name and contact information of the screening service is as follows: Multihousing Credit Control, 10125 Crosstown Circle, Suite 100, Eden Prairie, MN 55344, (800) 328-6205. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to a consumer credit reporting agency.

I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above.

Resident Selection Criteria

1. Combined gross household income three times greater than the rent
2. No felonies except for DUI's
3. No negative past rental history
4. No non-medical collections for the amount over \$5,000 in the last 3 years
5. Credit score will be evaluated in conjunction with the above mentioned parameters

Landlord will grant equal opportunity to all persons regardless of race, creed, religion, gender, sexual orientation, national origin, familial status, marital status, status with regard to public assistance and/or disability.

This authorization and consent for release of personal information acknowledges that Landlord and/or its agent, may now, or at any time I am leasing property from the Landlord, conduct investigations whether the records are of a public, private or confidential nature. These investigations might include, but are not limited to, searches of educational institutions attended; state driving records; financial or credit institutions, including records of loans; records of commercial or retail credit agencies; other financial statements; records of previous employment, including work history, efficiency ratings, complaints and grievances filed by or against me; records and recollections of attorney-at-law or of other counsel, whether representing me or any other person (in either a civil or criminal case in which I have been involved); records from the U.S. Veterans' Administration; criminal history information of file in local, state or federal agencies; and motor vehicle records, National Personnel Records or the Industrial Commission or similar agencies under the provisions of the Fair Credit Reporting Act 15, USC section 1681, *et seq.* I also authorize the National Personnel Records Center, or other custodian of my military service record, to release to Landlord, the following information and/or copies of documents from my military service record: DD214, service record, and any disciplinary records.

I understand that these searches will be used to determine eligibility for leasing of Landlord's properties. Therefore, I authorize and consent for full release of records (either orally or in writing) to the authorized representatives of the Landlord. In addition, I release and discharge the Landlord and its agents, employees and representatives to the full extent permitted by law from any claims, damages, losses, liabilities, costs expenses or any other charge or complaint filed with any agency arising from retrieving and reporting this information. I understand that according to the Federal Fair Credit Reporting Act, I am entitled to know whether residency was denied based upon the information obtained and to receive, upon written request, a disclosure of the background report. I also understand that I may request a copy of the report from Landlord at their address of 1043 Grand Ave., Suite 140, St. Paul, MN 55105. After reading this document, I fully understand its contents and authorize the background verification.

If the Landlord does obtain a Consumer Report, do you want a copy of any Consumer Report prepared concerning you? **Yes / No**

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IN THIS AUTHORIZATION IS TRUE, CORRECT AND COMPLETE. I UNDERSTAND THAT IF ANY INFORMATION PROVES TO BE INCORRECT OR INCOMPLETE THAT GROUNDS FOR THE CANCELLING OF ANY AND ALL OFFERS OF RESIDENCY WILL EXIST AND MAY BE USED AT THE DISCRETION OF LANDLORD/MANAGEMENT COMPANY.

Date Signed: _____

Applicant (Print Name): _____

Applicant's Signature: _____

Co-Applicant (Print Name): _____

Co-Applicant's Signature: _____

Landlord/Management Company: _____