

Application Requirements and Resident Qualification Standards

****\$65.00 Application fee for each individual over the age of 18****
Kunkel Wittenauer Group does not accept co-signers

Income Requirements

- Gross combined monthly Income of 3 times the rent. Income is added together for all occupants on the lease. *Education loans and grants, and cash benefits are not considered a source of income.

Credit Requirements

- Good credit history is expected. Good payment history and on time payment expected. 600 credit score will be used as a guideline to be considered.
- No delinquencies or mortgage debt (medical and educational debt exempt)
- No foreclosures
- No collections
- No judgements
- No bankruptcies

Housing Requirements

- No rental evictions
- Good landlord reference (no lease violations, owing money, unauthorized tenants, etc.)

Animal Guidelines on Properties that allow pets

- No Pit Bulls, Rottweiler, Doberman or mixture including these breeds
- PetScreening application must be submitted for each application regardless is a pet will be staying at the property.
- All pets must be up to date on all vaccines. Veterinary records must be available upon request.

Background Requirements

- No felonies of any kind in the past 10 years
- No Sex Offender / Sexual Predator convictions
- Must not have 3 or more Misdemeanor or higher level convictions in the past 5 years

Frequently Asked Questions

- **How long does it take to process the application?**
Average 3-5 business days once all the correct paperwork has been submitted
- **What documentation is required?**
Government issued ID, 2 recent pay stubs, or proof of income, current tax returns and/or bank statements if self-employed
- **Is there a fee to apply?**
Yes, there is a non-refundable \$65 application fee to apply. Each occupant over 18 years of age is required to submit an application and meet the qualifications individual with the exception of income.
- **Am I paying Kunkel Wittenauer Group my application fee?**
No. All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following contact: 618-632-8200 x 107
- **When is the deposit due?**
The deposit is due within 24 hours of application approval and is equal to the amount of 1 months' rent.
- **What else is due prior to move in?**
There is a \$150.00 nonrefundable Administration fee. The Administration fee is to cover the expense associated with administrative work completed prior to your move in.

Rental History Reports

7900 West 78th Street, Suite 400 | Edina, MN 55439
Telephone (952) 545-3953 or (888) 389-4023
www.RentalHistoryReports.com/Applicant