



# CHRISTOPHERSON

## • Properties •

Prairie Woods Apartments Ph. (515) 266-2000 Fax (515) 266-8290 4014 Hubbell Avenue, Des Moines, IA 50317  
 Park Ridge Apartments Ph. (515) 243-6731 Fax (515) 243-3762 3200 Indianola Avenue, Des Moines, IA 50315  
 Woodside Park Apartments Ph. (515) 243-6534 Fax (515) 243-1430 3301 S.E. 22<sup>nd</sup> Street, Des Moines, IA 50320  
 www.ChrisProp.com

### Rental Application

BLDG \_\_\_\_\_ APT \_\_\_\_\_  
 Rent Quoted \$ \_\_\_\_\_  
\*(Subject to change)  
 Type of ID \_\_\_\_\_  
 Name/DOB/ID # Verified by \_\_\_\_\_

Name (First, Middle, Last - *please print*) \_\_\_\_\_  
 Birth Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Soc. Sec. # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Driver's Lic.# \_\_\_\_\_ State \_\_\_\_\_  
 Cell Phone \_\_\_\_\_ Email \_\_\_\_\_ Alternate Phone \_\_\_\_\_  
 Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Lic. # \_\_\_\_\_ State \_\_\_\_\_  
 Current Address \_\_\_\_\_ From \_\_\_\_/\_\_\_\_/\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rent \$ \_\_\_\_\_  
 Owner/Manager \_\_\_\_\_ Phone \_\_\_\_\_  
 Why are you moving? \_\_\_\_\_  
 Previous Address \_\_\_\_\_ From \_\_\_\_/\_\_\_\_/\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ To \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Owner/Manager \_\_\_\_\_ Phone \_\_\_\_\_

Additional Occupant(s)  
 1) \_\_\_\_\_ DOB \_\_\_\_/\_\_\_\_/\_\_\_\_ 2) \_\_\_\_\_ DOB \_\_\_\_/\_\_\_\_/\_\_\_\_  
 3) \_\_\_\_\_ DOB \_\_\_\_/\_\_\_\_/\_\_\_\_ 4) \_\_\_\_\_ DOB \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Do you have any pets?  Yes  No What kind? \_\_\_\_\_ How many? \_\_\_\_\_ Age(s) \_\_\_\_\_

Nearest Relative \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Emergency Contact (not living with you) \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Employer \_\_\_\_\_ Position \_\_\_\_\_ Employment Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Hourly Wage \$ \_\_\_\_\_ Hours/Week \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
 Additional Income Source (example: Second Job, Social Security, Housing Voucher, Child Support, Food Stamps, Financial Assistance, etc.)  
 Amount \$ \_\_\_\_\_ Phone \_\_\_\_\_

**Have You Been;**  
 1) Charged with a misdemeanor, gross misdemeanor, or felony?  Yes  No If yes, when? \_\_\_\_/\_\_\_\_/\_\_\_\_  
 2) Evicted, non-renewed, or had a forcible entry and detainer filed against you?  Yes  No If yes, when? \_\_\_\_/\_\_\_\_/\_\_\_\_

How did you hear about us?  
 Internet (What Website) \_\_\_\_\_  Referral (Name of Person) \_\_\_\_\_  
 Sign/Driving by (What Property) \_\_\_\_\_  Other (Please Explain) \_\_\_\_\_

MANAGEMENT DISCLOSURE OF LEAD-BASED PAINT HAZARDS-Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women.

- There are known lead-based paint and/or lead-based paint hazards-see attached explanation.  
 Management has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
 Management has provided the resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards.  
 Management has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

I have received a copy of the lead-based paint pamphlet  (Initial)

I authorize you to conduct a complete investigation and contact any sources necessary for verification of information I have provided. If it is determined that any information provided is untrue, misrepresented, or incomplete, this application may be denied. The application fee is not refundable. Application services are provided by a third party screening company and Christopherson Properties. The apartment applied for will not be held without the completion of the Holding Fee Agreement and payment.

Signed \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_



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Signed \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_



MULTIHOUSING CREDIT CONTROL  
 10125 CROSSTOWN CIRCLE, Suite #100  
 EDEN PRAIRIE, MINNESOTA 55344

## GENERAL CONSENT RELEASE

The following named individual is applying for (state purpose) Apartment @

**CHRISTOPHERSON PROPERTIES**

Client / Owner Name

**DIRECT CHECK #**

Account Number

Please **PRINT** complete legal name:

\_\_\_\_\_

**Last** **First** **Middle**

\_\_\_\_\_ Sex \_\_\_\_\_ Date of Birth \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
**Maiden/Former** **Month** **Day** **Year**

Drivers License \_\_\_\_\_ State \_\_\_\_\_ Social Security # \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I authorize Multihousing Credit Control to investigate my criminal history, residential, employment and income history, bank and credit history for the purpose of housing and/or employment. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records; county or state criminal records as follows, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization.

Do you have a legal right to be in the United States?

- Yes, I am a U.S. Citizen
- Yes, I have valid documentation from the U.S. Department of Immigration and Naturalization (INS) that allows me to be in the country
- No

This authorization is for this transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law. It is understood that a photocopy or facsimile copy of this form will serve as authorization.

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date



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 10125 CROSSTOWN CIRCLE, Suite #100  
 EDEN PRAIRIE, MINNESOTA 55344

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DIRECT CHECK #  
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Please PRINT complete legal name:

\_\_\_\_\_

**Last** **First** **Middle**

\_\_\_\_\_ Sex \_\_\_\_\_ Date of Birth \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
**Maiden/Former** **Month** **Day** **Year**

Drivers License \_\_\_\_\_ State \_\_\_\_\_ Social Security # \_\_\_\_\_

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\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date



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## Holding Fee Agreement

Management acknowledges and accepts a Holding Fee in the amount of \$ \_\_\_\_\_  
for Apartment # \_\_\_\_\_ located at \_\_\_\_\_  
from the following Applicant(s)

\_\_\_\_\_  
\_\_\_\_\_

The Holding Fee will be held by Management and not deposited or charged until the screening process has been completed and the application(s) have been approved.

If application(s) are approved and the Rental Agreement is signed by Management, the Holding Fee will be deposited or charged and applied to the Security Deposit for the apartment. The Rental Agreement shall then be in full effect. **Financial responsibility for the apartment begins on the declared move in date of \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, provided that the apartment is rent ready.**

If Applicant(s) choose not to occupy the apartment on the date listed above, the Deposit will be retained by Management and the Applicant(s) will be responsible for a Cancellation Fee, equal to one month of rent.

If the application(s) are not accepted, the Holding Fee paid will be returned to Applicant(s) within 7 days.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Management Date

**Office Use Only**

Holding Fee Paid \$ \_\_\_\_\_

Paid By \_\_\_\_\_

Check # \_\_\_\_\_

Money Order # \_\_\_\_\_

Credit Card

***www.ChrisProp.com***

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## *Properties*

### RENTAL QUALIFICATIONS QUICK REFERENCE SHEET - IOWA

#### Considering Renting from Christopherson Properties?

*There are some important things you should know before you submit an application.*

- There is a non-refundable application fee of \$40 per adult payable by check, certified funds or credit card only. All applicants must be at least 18 yrs. of age, or provide proof of emancipation. You will be required to pay a holding fee if you wish for us to hold the apartment for you while your application is in process. We use a \*third party screening company for credit scores, criminal reports, forcible entry and detainers, evictions, rental references and income verifications used to determine application approval or denial and deposit amount.
- The application must be signed and filled out completely. The application will ask for information including; your full legal name, address, phone and email information, current and previous residence history including rent amounts, reason for leaving, dates and contact information for verification purposes, your date of birth, social security number, driver's license information, occupants, vehicle information, emergency contacts, employment and financial information, criminal history, forcible entry and detainer and/or eviction history and pet information.
- All applicants must be U.S. citizens with a valid Social Security Card (not for "work purposes only") OR provide documentation to prove legal U.S. residency.

- **Rental Deposits Start At:**  
1-2 Bedroom \$250.00  
3 Bedroom \$400.00
- Monthly income less than 2.5 times the rent amount (or less than 2.5 times the resident portion with verified Subsidy Program) will require an approved Co-signer, provided all other criteria is met.
- Provided all other criteria is met, a deposit equal to one month of rent or an approved Co-signer will be required;
  - For credit scores of 500 – 549, with any positive rental history.
  - For credit scores of 550+, with no rental history.
- Full-time students who have no rental history and/or no credit and/or insufficient income, will require an approved Co-signer, provided all other criteria is met
- No credit and no rental history will require either an approved Co-signer plus a deposit equal to one month of rent, or a deposit equal to two months of rent, provided all other criteria is met.
- Unpaid debts with any utility company must be paid in full or the application will be denied.
- A bankruptcy that has not been discharged, or a foreclosure on your record, will result in a required deposit equal to two months of rent, in addition to all other criteria being met.
- A forcible entry and detainer, eviction, and/or negative rental reference from within the past five years, or money owed to a landlord will result in a denied application.

- Christopherson Properties complies with all federal, state, and local Fair Housing Laws.
- A criminal background and credit check is completed by a \*third party screening company for all individuals during the application process. Rental applications are denied for individuals who have been charged, convicted of or plead guilty or no contest to a felony, criminal sexual contact, and certain misdemeanors. Registered Sex offenders are not allowed to rent from Christopherson Properties. This information is kept confidential and only an *approved, conditional, or denied* decision is sent to the rental office. If your application is not approved, you will receive a letter in the mail from the \*third party screening company regarding your application.

#### **Occupancy Standards:**

- 1 Bedroom: up to 2 people
- 2 Bedroom: up to 4 people
- 3 Bedroom: up to 5 people

#### **Pets:**

- There is a \$300 non-refundable pet fee per dog, and monthly pet rent of \$30 per dog (up to 65 lbs., no aggressive breeds). There is a \$200 non-refundable pet fee per cat, and monthly pet rent of \$20 per cat (must be spayed/neutered and front declawed).
  - Please see the rental office for full guidelines and restrictions regarding pets.

\*MCC Group  
10125 Crosstown Circle Ste 100,  
Eden Prairie, MN 55344  
Ph. (952) 941-0552, 800-328-6205  
Fax (952) 942-0582

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