

Signed

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	(Subject to change)
Name/DOB/ID # V	erified by

	www.c	ansrrop.com			L			
Name (First, Middle, Last - pla	ease print)							
Birth Date//					c.#		Sta	te
Cell Phone								
Vehicle Make								
Current Address						From		1
City								
Owner/Manager								
Why are you moving?								
Previous Address							1	/
City								
Owner/Manager								
Additional Occupant(s)	DC	)B /	/ 2)			DO	ıR /	1
1) 3)	DC	)B/_	_/4)			DO	B/	
Do you have any pets? [] Ye								
Nearest Relative		Relat	ionship		Phone			
Address								
Emergency Contact (not living wi								
Address			City	***************************************	State		Zip	
Current Employer		P	osition		Emplo	vment Date	1	
Address								
Hourly Wage \$ H	Hours/Week					Phone		
Additional Income Source (exa	ample: Second J	ob, Social Secu	urity, Housing \ Amount \$	oucher, Child S	upport, Food	Stamps, Fina Phone	ancial Assi	stance, etc.)
Have You Been;						***************************************		
1) Charged with a misdemeano	r, gross misdem	eanor, or felon	ıy?		es □ No II	yes, when?	/	
2) Evicted, non-renewed, or ha	d a forcible entr	y and detainer	filed against yo	u? 🗆 Y	'es □ No If	fyes, when?	/	/
How did you hear about us?								
			☐ Referral (	Name of Person)				
Sign/Driving by (What Property)			Other (Ple	ase Explain)				
IANAGEMENT DISCLOSURE On dust can pose health hazards if rangement has no known lead-based Management has no known Management has no report I have received a copy of	not taken care of p used paint and/or low ledge of lead-based the resident with orts or records perf	properly. Lead extended based paint lead-based paint and/or the all available retaining to lead-based based	sposure is especia hazards-see attack lead-based paint ecords and reports ased paint and/or	lly harmful to you hed explanation. hazards in the house pertaining to lead	ng children and sing. -based paint an	pregnant wor	men.	
authorize you to conduct a complet aformation provided is untrue, misr rovided by a third party screening o ee Agreement and payment.	epresented, or inc	omplete, this app	urces necessary f	denied. The applic	ation fee is not	refundable	Application	services are

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



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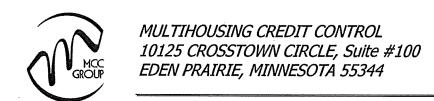
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Rent Quoted \$	*{Subject to change)
Type of ID	
Name/DOB/ID # V	erified by

Y1	ww.CinisFtop.com		L		
Name (First, Middle, Last - please print)					
Birth Date/ Soc.				State	e
Cell Phone					
Vehicle Make					
Current Address			From		
City					
Owner/Manager			Phone		
Why are you moving?					
Previous Address			From	/	_/
City					
Owner/Manager			Phone		
Additional Occupant(s)	DOB / / 2	<b>)</b>	D.C	nR /	1
1) 3)	DOB / / 4	)	DC	B/_	
Do you have any pets? ☐ Yes ☐ No					
Nearest Relative	Relationship		Phone		
	City				
Emergency Contact (not living with you)					
	City				
Current Employer_	Docition		EI		
Address					
Hourly Wage \$ Hours/Weel			Phone		
Additional Income Source (example: Second	ond Job, Social Security, Housing	g Voucher, Child Suppo			stance, etc.)
	Amoun	t \$	Phone		
Have You Been;					
1) Charged with a misdemeanor, gross mi			□ 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?					
	Ú Referra	al (Name of Person)		·····	
☐ Sign/Driving by (What Property)	Other (	Please Explain)			
MANAGEMENT DISCLOSURE OF LEAD-B, and dust can pose health hazards if not taken can There are known lead-based paint an X Management has no knowledge of le Management has provided the reside X Management has no reports or record I have received a copy of the lead-lead-lead-lead-lead-lead-lead-lead-	re of properly. Lead exposure is espend/or lead-based paint hazards-see at ad-based paint and/or lead-based paint with all available records and repolar pertaining to lead-based paint and based paint pamphlet	cially harmful to young ch tached explanation. int hazards in the housing. orts pertaining to lead-base	ildren and pregnant wo	men.	
authorize you to conduct a complete investigat information provided is untrue, misrepresented, provided by a third party screening company and each agreement and payment.	(Initial) ion and contact any sources necessar or incomplete, this application may	be denied. The application	fee is not refundable	Application of	services are

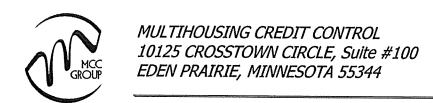
Date \_\_\_\_/\_\_\_/



### GENERAL CONSENT RELEASE

CHRISTOPHERSON PRO Client / Owner Name		DIRECT CHEC	K#		
Please <b>PRINT</b> complete legal nam	e:				
Last	First	M	iddle	······································	-
	Sex	Date of Birth _	1	1	
Maiden/Former			Month	Day	Year
Drivers License	State	Social Securit	y #		
Address	City		_State	Zip	
Previous Address	City		_State	Zip _	
credit history for the purpose of housing a credit bureaus; banks and other depository Security Agency records; county or state of a photocopy or facsimile copy of this form  Do you have a legal right to be in the Unit  Yes, I am a U.S. Citizen  Yes, I have valid documentation from the country	nd/or employment. The source of institutions; current and former or riminal records as follows, or other will serve as authorization.  ed States?	f the information may of the information may of the employers; federal or some sources as required.	come from, tate records It is unders	but is not limi including Stat tood that	ted to: te Employn
☐ Yes, I have valid documentation fro	nd/or employment. The source of institutions; current and former or institutions; current and former or institutions; current and former or institutions.  ed States?  m the U.S. Department of Immigually and continues in effect for on aximum period, not to exceed on	f the information may demployers; federal or some sources as required.  ration and Naturalization (1) year unless limite	come from, itate records It is underson (INS) that	but is not limi including State tood that  at allows me to  w, in which c	ited to: te Employn to be ase the

www.mccgrp.com | Phone: 952-941-0552 | Fax: 952-942-0582 | Toll free: 800-328-6205 | Toll free fax: 866-MCC-CHEK



### GENERAL CONSENT RELEASE

CHRISTOPHERSON PRO		Account Number	JIX II		-
Please PRINT complete legal name	<b>:</b> :				
Last	First	M	liddle	***************************************	
	Sex_	Date of Birth	/	,	/
Maiden/Former		Date of Birth	Month	Day	Year
Drivers License	State	Social Securi	ty #		
Address	City	7	_ State	Zip	
Previous Address	City				
	City	1	_ State	Zi <sub>]</sub>	
authorize Multihousing Credit Control to credit history for the purpose of housing and credit bureaus; banks and other depository is Security Agency records; county or state or a photocopy or facsimile copy of this form.  Do you have a legal right to be in the Unite.  Yes, I am a U.S. Citizen  Yes, I have valid documentation from in the country.	investigate my criminal histor d/or employment. The source institutions; current and forme iminal records as follows, or o will serve as authorization. d States?	ry, residential, employme e of the information may er employers; federal or s other sources as required	ent and incor come from, state records . It is unders	me history, I but is not li including S stood that	oank and mited to: tate Employn
authorize Multihousing Credit Control to be credit history for the purpose of housing and credit bureaus; banks and other depository is Security Agency records; county or state or a photocopy or facsimile copy of this form.  Do you have a legal right to be in the Unite Yes, I am a U.S. Citizen  Yes, I have valid documentation from in the country	investigate my criminal histor d/or employment. The source institutions; current and forme iminal records as follows, or o will serve as authorization. d States? In the U.S. Department of Immedia by and continues in effect for o ximum period, not to exceed of	ry, residential, employme e of the information may er employers; federal or so other sources as required nigration and Naturalizat	ent and incorcome from, state records. It is underston (INS) that	me history, I but is not li including S stood that at allows me	pank and mited to: state Employn to be

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## **Holding Fee Agreement**

at	
ent and not deposited or charged us approved.	ntil the screening process has been
urity Deposit for the apartment. Th	ne Rental Agreement shall then be
olding Fee paid will be returned to	Applicant(s) within 7 days.
Applicant	Date
Applicant	Date
Paid By	
	approved.  al Agreement is signed by Manage urity Deposit for the apartment. The she apartment begins on the declethe apartment is rent ready.  artment on the date listed above, the esponsible for a Cancellation Fee, colding Fee paid will be returned to Applicant  Applicant  Paid By  Paid By

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### 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.

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- 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

