Apt. # _____
M.I. Date _____
Rent Amt. _____
Complex _____

SELA INVESTMENTS

Application Fee $ _____.
This fee is non-refundable should this application for rental be accepted or not.

4915 West 35th Street, Suite 102 St. Louis Park, MN 55416 • 952-925-3878 (Phone) 952-928-3832 (Fax)

Each applicant please complete separate applications.

Applicant Name First, Middle, Last	Date of Birth	Social Security #

Drivers License #

Source of Income

Name of Business	Position	Phone
Address	Supervisor's Name	
Salary - Gross Wkly. Mo.	How Long?	
Previous Employer	How Long	Phone
Additional Income	Amount	Phone

Places of Residences

Present Address	Apt. #	How Long?
City / State	Zip	Home Phone
Present Landlord	Rent Pd. mo.	Phone
Previous Address	Apt. #	How Long?
Previous Landlord	Rent Pd. mo.	Phone
Previous Address	Apt. #	How Long?
Present Landlord	Rent Pd. mo.	Phone

References

Name of Father and/or Mother			Phone
Address	City	State	Zip
Personal Reference (No relatives please)			Phone
Address	City	State	Zip
In case of emergency please contact			Phone
Address	City	State	Zip

List All Occupants

Name	Relationship	Age

Reason for moving:

Do you have a water bed? ☐ Yes ☐ No
Do you have a piano? ☐ Yes ☐ No
NO PETS ALLOWED AT ANYTIME.

Auto

Make	Year	License Plate #	Model/Color
Monthly Payment	Paid to whom		

How did you first learn about our apartments?

☐ Newspaper Ad ☐ Former Resident ☐ For Rent Magazine
☐ Friend ☐ Living Guide Book ☐ Drive-by
☐ Apartment Search Referral Center ☐ Other
☐ Other Referral Center: _____)

I/we grant permission to past and present landlords to disclose information to Sela Investments/Partners as it relates to my/our rental history, and I/we grant permission to my/our employer(s) to release information to Sela Investments/Partners as it relates to my/our employment, including length of employment, additional source income, social security number and compensation. If I/we are accepted for the apartment, I/we agree that if I/we do not move into the apartment I/we have applied for, I/we will lose my/our deposit plus I/we will be liable for rent. A reproduction of this authorization may be deemed to be the equivalent of the original and may be used as a duplicate original.

Sela Investements/Partners shall have the right to deny this application if applicant for whatever reason fails to herein disclose ANY rental and/or credit references, or does not meet the selection criteria.

NO REFUND on apartment application deposits unless application is disapproved by the management.

I/we authorize whatever credit investigation you may consider appropriate. This investigation may include the exchange of information and a report from a credit reporting agency. If a credit reporting agency furnishes a report, its name and address will be furnished upon my/our request.

Receipt of _____ by _____ (Check or Cash) Signature of Applicant _____

on _____ (Date) is hereby acknowledged Date _____

EQUAL HOUSING OPPORTUNITY

Reasonable accommodations will be made so that persons with disabilities may obtain housing.

SELA
INVESTMENTS

RESIDENT SELECTION CRITERIA

The following requirements must be met in order to become an applicant and to be placed on the waiting list.

1. A completed Application of Occupancy must be filled out completely; signed and dated by each adult member of the household.
2. A credit check will be run on every adult applicant to help determine payment history and current financial obligations. A written report from the Credit Reporting Agency must be obtained and reviewed. Applicants shall be required to pay the $40.00 non-refundable processing fee.
3. Two previous landlords will be contacted in order to obtain past payment history and past rental history.
4. No pets allowed.
5. Applicants must qualify under occupancy standards as determined by unit size and individual City Housing Occupancy Standards.
6. All income and expenses must be verifiable in writing.
7. Households must show evidence of being able to meet household finances.
8. After Credit Check is completed and found to comply with resident selection criteria, the applicant will be interviewed by the Property Manager. A discussion will include financial and income obligation.
9. Reasonable accommodations will be made so that persons with disabilities may obtain housing.

Applicants **will** be rejected due to:

1. A history of unjustified and chronic nonpayment of rent and financial obligations.
   Not to exceed:
   a. two collection accounts; documented late credit payment history.
   b. one bankruptcy in the last three years.
   c. no history of unlawful detainers.
   d. no history of late rent payment.
   e. history of poor housekeeping.
2. A negative household budget after all income and financial obligations has been taken into consideration.
3. A history of violence and harassment of neighbors.
4. A history of disturbing the quiet enjoyment of neighbors.
5. A history of violations of the terms of previous rental agreements such as the destruction of a unit or failure to maintain a unity in a sanitary condition.
6. Past convictions or arrests on the sale or possession or use of firearms or illegal drugs.
7. Giving false or misleading information on the Application for Occupancy or Verifications.
8. Income and/or employment that cannot be verified in writing by a qualified third party.
9. Lack of credit needed in order to establish payment history of financial obligations.
10. Unsatisfactory police reference and/or checks for criminal activity excluding traffic violations.

I have read and understand this selection criteria must be used for every applicant.

Applicant Signature

EQUAL HOUSING OPPORTUNITY

Property Manager Signature

Sela Investments
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State of Minnesota License ID #0001050