

## **Occupancy Guidelines**

Occupancy at 1301 University is limited to tenants that are on a signed lease with 1301 University.

## **Age Requirements**

Must be eighteen years of age or older at the time of lease signing.

## **Employment and Income Requirements**

Applicant's or Sponsor Guarantor's Monthly Gross Income must be at least three (3) times the lease rate. Applicant or Sponsor Guarantor must have a minimum of one (1) year of continuous employment history at current position.

## **Housing History**

Applicant or Sponsor Guarantor must have a minimum of one (1) year of good continuous rental or mortgage history within prior (1) year to lease signing at 1301 University.

## **Social Security Number Required**

Any resident that does not have a social security number must pay three months rent in advance, which shall be applied to the last three months of the lease term to qualify for occupancy.

## **Credit History**

If a credit check is done, we conform to the most stringent requirements allowed under Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing.

## **Criminal Background Checks**

1301 University may perform a criminal background check on prospective tenants. Applications will be rejected based on the most stringent requirements allowed under Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing.

Any such offenses shall be grounds for denial of the application or termination of the lease should such offense occur after the approval of the initial application. Please note that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

**1301 University adheres to the Fair Housing Act (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, national origin, age, sex, pregnancy, citizenship, familial status, disability, veteran, or genetic information.**