



PROPERTY MANAGEMENT INC.

3105 1st Street South • St. Cloud, MN 56303
(320) 240-8188 • Fax: (320) 240-8081
www.jjsproperty.com

SCSU
Housing

Thank you for choosing JJS Property Management, Inc.
JJS Property Management, Inc. is a fair housing provider.



All applications are subject to approval based on the following criteria:

- Primary applicants must be eighteen years of age.
- Drivers License and Social Security card available to be photo copied.
- Credit Check – All unpaid collection accounts, judgments, or liens totaling over \$1,500.00 will be denied unless verification of full payment is provided or a qualified co-signer is approved. Collection items identified as medical will be exempt. You may inquire with our leasing department for specifications.
- Rental History – Applicants with lease violations or late rent payments may be denied. No unlawful detainer (eviction) within the past five years will be accepted.
- Income – Total monthly gross income must be at least (3) times the rental amount or a qualified co-signer is required.
- Criminal Background Check – Applicants with two or more City Ordinance (party, noise, keg, etc.) charges or convictions within the past 6 months will be denied. Applicants with a felony or gross-misdemeanor conviction within the past 10 years will be denied (with exception of a DUI or driving related gross misdemeanor). A charge or conviction involving any degree of a sexual offense, regardless of the charge or conviction, will be grounds for immediate denial. If an applicants criminal background shows a drug or drug paraphernalia charge or conviction within the last 3 years, this will be ground for immediate denial of the application regardless of the charge or conviction.

Please Remember!

- \$25 application fee (check, money order, or credit card)
- \$250 Security deposit (check, money order, or credit card)
- Social security card & Drivers license (required)
- Be sure all rental phone #'s are listed so the application can be processed in a timely manner.**

(for office use only)

Building/unit#: _____ Move-in Date: _____
 10-month rent: \$ _____ /room Parking: \$ _____
 12-month rent: \$ _____ /room Notes: _____

View us online at jjsproperty.com

JJS Property Management, Inc.

Rental Application

Applicant: (full name) _____
Social Security # _____
Birthdate _____

Cellular phone # () _____
Work phone # () _____ Ext _____
Email address _____

(Please list rental properties and all contact information)

Present address _____
Name of Apartment _____
Landlord Name _____

Apt # __ City _____ State __ Zip _____
Dates of Tenancy _____ to _____
Landlord Phone # () _____

Previous address _____
Name of Apartment _____
Landlord Name _____

Apt # __ City _____ State __ Zip _____
Dates of Tenancy _____ to _____
Landlord Phone # () _____

Applicant: employer _____
City _____ State _____
Human Resource phone # () _____
fax # () _____
Contact Person _____
Monthly Gross Income \$ _____
Position _____
Date of Hire _____
Date of Termination _____

Applicant: employer _____
City _____ State _____
Human Resource phone # () _____
fax # () _____
Contact Person _____
Monthly Gross Income \$ _____
Position _____
Date of Hire _____
Date of Termination _____

Vehicle Registration:

Make/Model _____ Color _____ Plate # _____ State _____

Contact in case of Emergency

Parent(s) or Guardian(s) Name _____
Full Address _____
Relationship _____
Phone # home () _____ work () _____

List all people who will occupy the apartment: (excluding yourself)

Name: _____

How did you hear about us? _____

Were you referred by anyone? _____

Applicant Questionnaire

Have you ever been evicted or asked to vacate? _____

Yes No

Have you ever been sued for bills? _____

Yes No

Have you ever been brought to court by another landlord? _____

Yes No

Have you ever broken a lease? _____

Yes No

Have you ever moved still owing a balance? _____

Yes No

Have you ever declared bankruptcy? _____

Yes No

Have you ever been guilty of a felony? _____

Yes No

If yes: When? _____

If you answered yes to any of these questions please explain: _____

Authorization to release information

I authorize JJS Property Management, Inc. to contact any references that I have listed, including landlords and employers. I realize that a credit report and a criminal background check will be run to process the application. I certify that all information given by me is correct and I understand that any misrepresentation will disqualify this application. I hereby give my permission to the references contacted to release information regarding my income, rental history, credit history, and any other relevant information requested to JJS Property Management, Inc.

Signature of Applicant _____

Date _____

Social Security # _____

Credit report provided by:

Equifax/CSC Credit Services Consumer Asst.
PO Box 981221
El Paso, TX 79998-1221
800-392-7816
800-392-7817

Criminal background check provided by:

www.doc.state.mn.us
www.pa.courts.state.mn.us
www.co.stearns.mn.us

Directions to the JJS Property Management office:

From Division Street, turn south onto 33rd Ave
(Towards Arby's)

Turn left onto 1st Street South.

Our office is located one block down on the left.

Our address is:

3105 1st Street South
St. Cloud, MN 56301