

Brickstone North Apartments

Resident Selection Criteria

Thank you for your interest in Brickstone North Apartments.

Each qualified applicant must have a verified source of income and meet the minimum income requirement of at least 2.5 times the monthly rent. Income qualification is determined only at the time of lease signing and applies upon initial occupancy.

Before submitting an application, please review the Resident Selection Criteria and the Frequently Asked Questions (FAQ). If you wish to rent an apartment, please complete the following documents:

1. Resident Selection Criteria
2. Frequently Asked Questions (FAQ)
3. Housing Application
4. General Consent Release
5. Application for Apartment Occupancy

It is important to answer all questions completely and accurately. Incomplete or incorrect applications will not be accepted. Each household member 18 years or older must complete their own set of forms. If there are more than two adults in the household, please make copies of the forms or download additional copies.

Include the most recent full month of pay stubs for all employed applicants to verify income. Completed applications and supporting documents must be emailed to: **Leasing@aggate.org**

Applicants who cannot submit forms by email may request reasonable accommodation from Brickstone North Apartments management.

The security deposit is equal to one month's rent and must be paid by money order made payable to **Aggate Properties LLC**.

Applications will only be accepted by email. Mailed, faxed, or hand-delivered applications will not be processed. Applications are reviewed in the order received by the Aggate Properties LLC corporate office.

Pet Policy

Brickstone North Apartments is a pet-friendly community. Up to two pets per apartment are allowed with management approval.

- A one-time \$500 pet fee is due at move-in.
- A refundable pet deposit of \$150 per pet is also required.
- Monthly pet rent is \$25 per cat (maximum of two cats) or \$50 per dog (maximum of two dogs).

Pet waste must be properly disposed of at all times. Failure to do so will result in fines starting at \$50.

The following breeds are prohibited: Pit Bull, Doberman, Wolf Hybrid, Chow, Rottweiler, American Pit Bull/Bull Terrier, Akita, and American Staffordshire Terrier.

Management reserves the right to require removal of any pet that exhibits aggressive behavior or excessive barking.

Aggate Properties LLC operates in full compliance with federal, state, and local fair housing and civil rights laws. No applicant will be discriminated against on the basis of race, religion, ethnicity, familial status, public assistance, gender, sexual orientation, or disability.

Resident Selection Criteria Overview

Property Address:

Brickstone North Apartments
1615 26th Avenue North
Minneapolis, MN 55411

Managed By:

Aggate Properties LLC
3003 119th Lane NW
Minneapolis, MN 55433
Phone: 763-218-2242

Aggate Properties LLC operates in accordance with all federal, state, and local fair housing and civil rights laws. No applicant will be denied housing on the basis of race, color, creed, religion, national origin, marital status, ancestry, familial status, public assistance, sex, sexual orientation, or disability.

Applicants with any prior relationship with Aggate (as a resident, guest, vendor, or employee) may have that history reviewed as part of the application process.

Screening and Eligibility Criteria

Criminal History

Applicants may be denied if they have:

- Misdemeanor convictions within the past three years.
- Felony convictions within the past seven years.
- Felony convictions within the past ten years for serious crimes such as murder, manslaughter, kidnapping, first-degree assault, arson, aggravated robbery, or first-degree criminal sexual conduct.

Applicants convicted of drug offenses as defined under Section 102 of the Federal Controlled Substances Act may also be denied.

Applicants with open criminal charges will not automatically be denied unless the charges are for a crime that would disqualify them under this policy. If charges are dismissed, the application will not be denied based on those charges. Applicants may reapply once open charges are resolved.

Income Requirements

Applicants must have a total verifiable income of at least 2.5 times the monthly rent (net income).

Credit History

Credit reports may be reviewed to assess the applicant's ability to pay rent.

Rental History

Applicants will be denied if:

- They owe rent or other debts to previous landlords.
- They owe money to utility companies.
- They owe money for property damages or other charges from prior tenancies.

Evictions will not be considered if:

- The judgment was entered three or more years prior to application.
- The case was settled one or more years before application.
- The eviction was dismissed or ruled in favor of the applicant.

Application Process

Applications will only be accepted for currently available units and processed on a first-come, first-served basis.

1. **Application Submission:**

Each adult applicant must complete a full application and provide photo identification prior to move-in. No application fee is required. The security deposit equals one month's rent.

2. **Screening and Verification:**

All applications are subject to verification of income, rental history, and criminal background. A third-party service may be used for verification.

3. **Notification:**

Applicants will be notified in writing of their acceptance or denial. If denied, applicants will receive written notice with an explanation and instructions to obtain a copy of the screening report used in the decision.

Applicants are asked not to call regarding the status of their application.

Affordable Housing Program

Brickstone North Apartments participates in an affordable housing program. Units are available only to households earning less than 60% of the Area Median Income (AMI). Current income limits are:

- \$49,320 for one person
 - \$56,340 for two people
 - \$63,360 for three people
 - \$70,380 for four people
 - \$76,020 for five people
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Occupancy Standards

- One-bedroom apartments: Maximum of 3 occupants
- Two-bedroom apartments: Maximum of 5 occupants