



STANDPOINT

Attorneys & advocates against domestic & sexual violence

RULES FOR SCREENING RENTAL APPLICATIONS

EXAMPLES OF CONSIDERATIONS PROPERTY OWNERS CANNOT USE TO DENY APPLICATIONS

MINNEAPOLIS

CRIMINAL HISTORY

- Arrests that didn't result in conviction
- Misdemeanors older than 3 years
- Felonies older than 7 years
- Vacated, expunged or stayed convictions

RENTAL HISTORY

- Evictions older than 3 years
- Settlements older than 1 year
- Insufficient rental history
- Dismissed or pro-applicant eviction judgments

CREDIT HISTORY

- Credit score, unless information in credit report is relevant to ability to pay rent
- Insufficient credit history, unless the applicant in bad faith withholds relevant information

INCOME & SECURITY DEPOSIT

- Income less than 3 month's rent
- Single month's rent maximum

OTHER PROVISIONS

- **RELOCATION ASSISTANCE:** 3 months' rent in qualifying situations
- **DENIALS & JUST CAUSE NOTICE:** 14 days' notice
- **ADVANCE NOTICE OF SALE:** 60 days' notice

***NOTE:** Minneapolis property owners may choose an alternative to the above with an "Individualized Assessment." Under this option, property owner must evaluate each application with supplemental evidence provided, such as references and rental or criminal history. Contact Standpoint for more information.

ST. PAUL

*Beginning March 2021

CRIMINAL HISTORY

- Arrests that didn't result in conviction
- Misdemeanors older than 3 years
- Felonies older than 7 years
- Vacated or expunged convictions

RENTAL HISTORY

- Evictions older than 3 years

CREDIT HISTORY

- Poor credit scores, unless rent or utility related

INCOME & SECURITY DEPOSIT

- Income below certain threshold if the applicant demonstrates proof of successfully paying similar rent in the past
- Single month's rent maximum

OTHER PROVISIONS

- **RELOCATION ASSISTANCE:** Paid under qualifying situations
- **DENIALS & JUST CAUSE NOTICE:** Landlord must show qualifying grounds
- **ADVANCE NOTICE OF SALE:** 90 days' notice

QUESTIONS? CONTACT STANDPOINT



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