



RENTAL CRITERIA

Centerspace is committed to Equal Housing Opportunity and does not discriminate against any person based on race, color, religion, sex, disability, familial status, national origin, or any other basis prohibited by federal, state, or local law.

DEPOSIT & APPLICATION SCREENING

- Deposit is non-refundable after 72 hours from the time of payment.
- Application screening results are valid for 30 days. Screening results older than 30 days are not valid and will require rescreening to take place.

OCCUPANCY STANDARDS

2 people per bedroom plus 1 (For example: a 2-bedroom apartment may have up to 5 occupants).

APPLICANT REQUIREMENTS

All applicants must be eighteen (18) years of age or older.

INCOME REQUIREMENTS

- Household income must be at least three times the monthly rent in Montana, Nebraska, North Dakota, and South Dakota.
- Household income must be at least three times the monthly rent in Minnesota (excluding Minneapolis/Saint Paul).
- Household income must be at least 2.4 times the monthly rent in Minneapolis and Saint Paul, Minnesota.
- Household income must be at least two times the monthly rent in Colorado.
- Applicant's income will be verified through a third-party verification service.
- All income must be verifiable in US dollars.

CREDIT HISTORY

A third-party screening service will conduct a review of credit history. Any negative credit history, late payments, or outstanding collections accounts may result in a denial.

RENTAL HISTORY

Rental history verification will be completed by a third-party screening service. Evictions, late payments, balances due to previous landlords, or any other negative rental history may result in a denial.

CRIMINAL HISTORY

Criminal history will be checked through our third-party screening service. An adverse/criminal public record history may result in a denial.

FALSE INFORMATION

Any Applicant found to have knowingly falsified, misrepresented or withheld any information on an application will be denied residency.

GUARANTOR REQUIREMENTS

- Income must be at least four times the monthly rent.
- One guarantor is permitted per household.

RENTAL INSURANCES

- Centerspace does not insure your personal belongings.
- It will be necessary for you to obtain renter's insurance coverage at your expense with a minimum of \$100,000 of personal liability coverage.
- Failure to meet this requirement will result in a monthly exemption/non-compliance fee being charged to your account.

