

COMMUNITY RESIDENCY CRITERIA

State law requires community approval of a new resident before moving into any rental unit or before an in-community sale is final. The community owner will make a decision regarding your application for residency within fourteen (14) days of receiving a completed application form, unless we give you a written explanation of the reasons for any delay. The following are the criteria for obtaining community approval for residency. "You" refers to all those who are applying for residency in the community.

- All adult persons who will reside in the home must complete an application for residency, and all persons who will reside at the home, including children, must be identified on the application.
- A copy of the purchase agreement and safety disclosure form furnished to the applicant(s) by the resident must be furnished to the community together with the residency application, in order for the application to be considered.
- You must give to the community the following documents:
 - A copy of the purchase agreement and safety disclosure form that the resident has given you, and
 - The residency application.
- You must be truthful on the application.
- You must cooperate with the community owners, managers, and residents during the application process.
- Your credit history must reflect promptness of payment.
- You agree to abide by the community lease and all community rules and regulations.
- You must pay a security deposit in the amount of \$ 320.
- Everyone applying to live in the community must personally interview with the community managers. All lot rent must be paid up to date, and the security deposit paid in full, before any application for residency will be approved.
- You must, as a condition of eligibility, possess the ability to live independently. The ability to live independently is the ability, either in conjunction with available support services or otherwise, to maintain yourself and your home in a manner which is not detrimental to either your own safety and personal well being, or to the safety or well being of other residents.
- All homes brought into the community and all homes being sold within the community must be well maintained and neat in appearance, in accordance with the community standards. These standards included, but are not limited to, requirements that the home not have broken, rotten or discolored siding; that the home be equipped with skirting which matches the home; and that the windows be in place, have no broken glass, and have operating screens if so equipped.

The Community Owner may also deny an application if you:

- Have a prior unlawful detainer judgment; or
- Have a felony conviction in the State of Minnesota or elsewhere, **unless**
 - a) the felony conviction is related to prior instances of substance abuse AND you have a signed certificate of completion from My Father's House program, or
 - b) the felony conviction is related to damage of property where no assault occurred against another individual, or
 - c) the felony conviction was for a crime of unintentional bodily harm to another while driving a motorized vehicle while impaired by alcohol and the conviction occurred more than 10 years ago, or
 - d) the felony conviction was for a crime of a non-violent nature not related to a drug offense, or
- You are a convicted sex offender; or
- You have a Credit Bureau Score less than 650; or
- You are a convicted child abuser; or
- You have a drug conviction within the last 5 years; or
- You have take-home pay of less than \$1,500 per month. For purposes of this application, take home pay shall be defined as gross monthly income less federal and state taxes; or
- The Monthly payments on the manufactured home exceed 35% of your net monthly take-home pay; or
- You have negative credit references

The community owner will request driving violations, criminal history and a Credit Bureau Report, and such other information as the community owner deems appropriate to verify information contained in the application.

Applicant Signature

Applicant Signature