



Lease Approval Criteria

CREDIT:

Applicant must have a credit score of 575 or higher. Accounts referred to collection may result in denial, require additional action or written clarification. Applicants with less than the required credit score may be approved with a signed Confession of Judgement, and payment of last month's rent in advance.

RENTAL HISTORY:

Applicants rental history must be in good standing. Including a history of current rent payments and no lease violations. Previous evictions may result in a denied application.

INCOME:

Proof of monthly income from all applicants is required. Each applicant may be required to submit a copy of their paystubs, bank statement, student loan approval, or most recent tax return. The total combined (gross) income must equal 2.5 times the monthly rent amount. Variances from this requirement may require a signed Confession of Judgement or payment of the last month's rent in advance.

CRIME FREE:

Live Active Apartments is a crime free community. Any felony conviction or charging will result in automatic denial.

IDENTIFICATION:

One of the following types of identification is required, with the exception of non-citizens, who must provide a visa and passport:

- State Issued ID
- Driver's License
- Permanent Resident card
- Visa
- Individual Taxpayer Identification Number (ITIN)
- Passport

Any prospect that is not a U.S. citizen is required to sign a Confession of Judgement, provide an I-20, and pay the last month's rent prior to receiving unit keys.

\$30 application fee per person, \$250 deposit/person OR per bedroom (whichever is greater)

200 Briargate Road, Mankato, MN 56001 ◇ 507-625-2787 ◇



Apply TODAY!

Step 1: Go to liveactiveapartments.com

Step 2: Click on “availability”, and click on the amount of bedrooms you want to apply for.

Step 3: Click “apply” under the type of unit you want to apply for.

Step 4: Scroll down, and click “apply”

Step 5: Complete application. Fill out all required fields. Pay application fee.

Step 6: Complete all requirements. Emergency Contacts, Employment History, etc.

Once completed, management will screen your application within 24 hours and notify you of your approval or need for additional information.

Questions: leasing@liveactiveapartments.com