
# Family Apartments

Villa Grande

**Villa East**
**701 & 705 3rd Ave. NE**
**Byron, MN**
~~**507-272-2385**~~
**Map**

**Villa West**
**109 & 113 7th Street NE**
**Byron, MN**
~~**507-272-2385**~~
**Map**

See the many advantages to living in Byron.

**Description:**

Four 12-plex, 2 story apartment buildings. Byron is located just 8 miles west of Rochester on a four lane highway US14. Byron has an excellent school system, pool, parks, and other recreational activities. Population is approximately 3,500. Excellent location for families. One and two bedroom units.

1-bdrm ~~$500~~ 625.- Both East & West 1 bedroom floorplan - Villa East
2-bdrm ~~$648~~ 660.- Both East & West 2 bedroom floorplan

Rent includes: Heat, water, sewer and garbage. ~~Electric utility average 1-bdrm $32, 2-bdrm $47~~.

**Apartment Features**

- Air Conditioning
- ~~Wheelchair Access~~
- Cable TV Available

**Community Features**

- Playground & Basketball Court
- ~~Affordable Housing~~
- Laundry Facilities
- Public Transportation to Rochester
- Close to Schools
- Off Street Parking

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www.besslermanagement.com **Bessler Management is an Equal Opportunity Provider**

# BESSLER

Apartment Management Company
957 W Frontage Road
Byron, MN 55920 (507) 775-2109
www.besslermanagement.com

## APPLICATION - FOR RENTAL HOUSING

(01/12) ##_____
BES

**PLEASE PRINT**

This is an application for housing in **Villa East or Villa West** located on7th ST NE in the city of Byron, MN.
A $27.00 per adult application fee required with this application. Also, a Pre-lease deposit paid and form signed (copy attached).

**Only applications that are completely filled out will be accepted.**

**A. GENERAL INFORMATION**

Head of Household Address: _____
Street Apt.# City State Zip

Current Mailing address _____
Street Apt.# City State Zip

Tel.#(_____)_____-_____ Bedroom size requested; One Bedroom _____
(weekday daytime #)

Tel.#(_____)_____-_____ Two Bedroom _____
(weekday daytime #)

Do you require a unit with special features Yes _____ No_____ If yes explain on back page.

**B. HOUSEHOLD MEMBERS;** List ALL Persons who will live in the apartment. List Head of Household First.

# PLEASE PRINT CLEARLY!

| Name(s) of all household members that will live in the apartment. | | | RELAT-IONSHIP to Head | BIRTH DATE | | | AGE | SOCIAL SECURITY NUMBER |
|---|---|---|---|---|---|---|---|---|
| Last name | First name | MI | | Month | Day | Year | | |
| | | | Head of House | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Head of Household E-Mail address:_____

Co-Tenant E-Mail address:_____

**C. REFERENCE INFORMATION** (last 4 years required)(rental and non rental)

1. **Current** Residence same address as on page one;

Name of Landlord/Owner _____

Are you related to Landlord/Owner? _____ Relationship _____

Date moved in _____ Date moved out _____

Reason for moving _____

Landlord/Owner address _____

City _____ State _____ Zip _____

Landlord/Owner Business Phone _____ Home Phone _____

2. Previous Residency;

Name of Landlord/Owner _____

Are you related to Landlord/Owner? _____ Relationship _____

Date moved in _____ Date moved out _____

Reason for moving _____

Unit Address _____

City _____ State _____ Zip _____

Landlord/Owner address _____

City _____ State _____ Zip _____

Landlord/Owner Business Phone _____ Home Phone _____

3. Previous Residency;

Name of Landlord/Owner _____

Are you related to Landlord/Owner? _____ Relationship _____

Date moved in _____ Date moved out _____

Reason for moving _____

Unit Address _____

City _____ State _____ Zip _____

Landlord/Owner address _____

City _____ State _____ Zip _____

Landlord/Owner Business Phone _____ Home Phone _____

Credit References: (Utility Co., Credit cards, Banks, etc.)

4. Name _____ Address _____ Phone _____

5. Name _____ Address _____ Phone _____

6. Name _____ Address _____ Phone _____

Personal References (Non-Related):

7. Name _____ Address _____ Phone _____

8. Name _____ Address _____ Phone _____

9. Name _____ Address _____ Phone _____

## D. OTHER REQUIRED INFORMATION

1. Sources of Income :

| Family member name | Source of income | Gross monthly amount |
|---|---|---|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

2. In Case of Emergency Notify: _____
   Address_____
   Phone # _____ Relation? _____

3. Have You Ever Been Evicted from any kind of housing ? Yes___ No___
   If YES, Where_____When_____
   Describe Reasons_____

4. How Did You Hear About This Housing? _____

5. Will You Take An Apartment When One is Available? Yes___ No___

6. Vehicles: List any cars, trucks or other vehicles owned.
   Type of Vehicle_____ Year/Make_____ Color_____
   License Plate # _____

   Type of Vehicle_____ Year/Make_____ Color_____
   License Plate # _____

7. Drivers License Number or State ID Number:
   Head of Household_____
   State of Issue_____
   co-applicant_____
   State of Issue_____

8. PETS: Do you own any pets? Yes___ No___
   If YES Describe_____

9. Other information;

   **a.** Have you or other adult household member been convicted of a felony? Yes / No

   **b.** Will you or any member of this household, or a guest, or other person under your control, to allow or indulge in any criminal activity, including drug-related criminal activity, on or near project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)). Yes / No

   **c.** Have you ever been Evicted from your housing? Yes / No

**NOTE;** only applications that have been completely filled out will be accepted for review.

## E. CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION

I/We certify that all information in this application is true to the best of my/our knowledge and that I/We understand that false statements or information are punishable by law and will lead to cancellation of this application or termination of tenancy after occupancy.
We, the undersigned, are applicants for housing. We authorize all employers, financial institutions, Local, State, and Government agencies, and/or any person(s) who can verify our references, background checks, criminal background, landlords, and credit checks to release requested information to Bessler Management Company for the purpose of determining eligibility. Bessler Management Company may use this authorization for the above purpose and will otherwise keep this information confidential.

Date_____-____-_____ Signature_____
Applicant

Date_____-____-_____ Signature_____
Co-Applicant

# PRE-LEASE DEPOSIT AGREEMENT

Applicant, _____, is making an application to become a tenant of **Villa East or Villa West**. Applicant understands that Bessler Management will conduct a review of applicant's application for tenancy and determine whether such application will be accepted.

After the review of the application submitted herewith, Bessler Management will advise applicant as to whether applicant has been approved to enter into a lease with Bessler Management. Subject to the conditions herein, if there is more than one unit available at the time of the submission of this application, applicant may designate the unit applicant wishes to lease. Upon approval of the application by Bessler Management, Bessler Management will process a lease and make a lease available for signing as expeditiously as possible.

Applicant agrees to pay a **pre-lease deposit** to Bessler Management in the sum of **$_____.00.** If applicant wishes to hold a specific designated unit, applicant will pay a **pre-lease deposit** with the application and Bessler Management agrees to hold the specific unit chosen by applicant until Bessler Management has made the decision whether to accept applicant as a tenant. In the event applicant is accepted as a tenant, Bessler Management will continue to hold the specific unit until a written lease has been processed. Otherwise, applicant will pay the **pre-lease deposit** at the time applicant has been accepted for occupancy of a unit by Bessler Management. Once applicant has paid the **pre-lease deposit**, Bessler Management will hold a unit for applicant during the pendency of the processing of the lease.

Once the applicant has been approved, the applicant agrees to sign a lease by ____/_____/20_____.

At the time of the signing of the lease, applicant agrees to pay a **lease deposit** to Bessler Management in the sum of **$_____.00.** The **pre-lease deposit** which is described above will be credited in full to the amount required of applicant for the **lease deposit**.

In the event that Bessler Management does not approve the application, any **pre-lease deposit** paid with the application will be returned in full. Once applicant has paid a **pre-lease deposit** and determines not to enter into the lease applied for with Bessler Management for any reason, applicant forfeits the **pre-lease deposit**. After applicant has been accepted for tenancy, if any of the facts set forth by applicant in the application become changed prior to signing the lease, Bessler Management may revoke acceptance of the application and applicant forfeits the **pre-lease deposit.**

BESSLER MANAGEMENT

Dated: _____ By:_____ (signature)

_____(printed name)

Its: ____Manager_____(title)

Dated: _____ _____Applicants signature

_____(printed name)

BESSLER
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(507) 775-2109 Voice
(507) 775-2960 Fax

# Application Fees, Process, and Tenant selection/rejection.

Effective 1/12 **(Copy of this letter to accompany every application)**

1. Fees
   a. $27.00 per adult as listed, and
   b. Pre-lease form signed and pre-lease deposit paid (Money order, or cashiers check)
   c. One of the above must be paid at the time the application is turned into management.
2. Application
   a. All blanks must be filled in and legible.
   b. Must be signed, dated and include the application fee as stated in section 1
3. Process
   a. Bessler Management will perform a search in the following data bases on all applications;
      i. We have contracted the following services from Online Rental Exchange
         (1) Problem Renter
         (2) Unlawful Detainer
         (3) Collection Account
         (4) Public Record
         (5) Criminal Convictions
         (6) Credit Report
4. Selection
   a. An application may be rejected for any of the following;
      i. Anything shows up under the following sections from the Online Rental Exchange search;
         (1) Problem Renter
         (2) Unlawful Detainer
         (3) Criminal Convictions - one misdemeanor may be allowed if more than two years old.
      ii. Public Records, and collection accounts that are less than 24 months old form date of last activity.
      iii. Credit report
         (1) Lack of established credit for the last twelve months, we may request a Guarantor (co-signer)
         (2) ½ or greater of the listing not current in the last 24 months.
      iv. More that two people per bedroom size requested.
      v. Any false, omitted, or fictional statements or information on the rental application.
   b. All tenants and co-tenants must have the capacity to be able to enter into a legal and binding contract.
      i. Tenant and/or co-tenant(s) must be legally responsible for other household member(s) in the same unit.
   c. If household gross income is less than Apartment rent times 3, an income survival statement will be required.
   d. If application is for Government and/or Tax Credit Housing than application must meet program requirements.

*"In accordance with Federal law and the USDA's policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability and where applicable, sex, martial status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited basis apply to all programs)."*

NEED
COPY OF
Applicant(s)
Drivers License
and
Soc Sec. Card
from Now on