



Hello:

Thank you for your interest in Gateway Northeast Apartments. This brand-new housing community is now pre-leasing for studio, one- and two-bedroom units.

Qualified applicants must have a verified source of income and meet minimum income requirements which is 2x rent, while not exceeding the maximum income limit as indicated on the Gateway Northeast information sheet.

Please note that Gateway Northeast Apartments is not a Section 8 building. Rent will not be a percent of the household's monthly income. We do however accept section 8 vouchers.

How to apply to Gateway Northeast Apartments:

- 1) Complete the enclosed **Pre-Housing Application**. (It is important to answer each and every appropriate question and sign and date where indicated)
- 2) Complete the Rental History Reports (RHR) **General Consent Release and Criminal Consent forms** for each household member 18 years of age and older. If you need to copy additional MCC forms for more than two adults please do so.
- 3) Non-refundable \$35 application fee for **each household member 18 years of age and older** in the form of a **money order made out to Gateway Northeast**.
- 4) Mail the **Pre-Housing Application and Background Check forms** to:

Gateway Northeast
20 Lowry Ave NE,
Minneapolis, MN 55418

All pre-housing applications must be mailed in.

Pre-Housing Applications will be processed in the order they are received in the CommonBond Communities corporate office. Your patience is appreciated.

CommonBond Communities operates in accordance with federal, state and local fair housing and civil rights laws. No applicant will be discriminated against on the basis of race, religion, ethnicity, familial status, public assistance, gender, sexual orientation or disability.

CommonBond is delighted to be able to offer you this amazing opportunity. Thank you again for your interest in Gateway Northeast Apartments.

Thank you,

CommonBond Communities

Enclosures – Pre-Housing Application, MCC Forms (General Consent Release & Application for Apartment Occupancy)



Fill out the application completely. If anything is left blank it may be rejected.

Pre Housing Application

Mail To:
Commonbond Communities: Gateway Northeast
20 Lowry Ave NE, Minneapolis, MN 55418

Time & Date Received *Office Use Only*

Head of Household Information:

| | | | | |
|-------------------------------------------|-----------------------------------|--------|------------------------------|-----------------------------|
| Full Name of Head of Household (HOH) | | | | |
| Mailing Address | Apt # | City | State | Zip |
| Current Address (if different from above) | Apt # | City | State | Zip |
| Phone 1: | Phone 2: | Email: | | |
| Birthdate: | Are you or will you be a Student: | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Disability. *It is not necessary to give us details about your disability.*

| | | | | | |
|-----------------------------------------------------------------------|-----|----|----------------------------------------------------------------------------|-----|----|
| Do you claim a disability? | Yes | No | Do you need an accommodation to help you complete the application process? | Yes | No |
| If yes, do you need an accommodation in housing features as a result? | Yes | No | What accommodation do you request? | | |

Household Information

| | | |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Total Gross Monthly Income – Include income from all family members \$ | Value of Family Assets – Include bank accounts, investments, real estate... \$ | Do You Have a Housing Voucher? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Bedroom Size Wanted <input type="checkbox"/> Studio <input type="checkbox"/> 1 Bdrm <input type="checkbox"/> 2 Bdrm | How many people total will be living in the unit you are applying for? | How did you hear about us? |

List others who will live with you. *Include unborn children and live-in aides.*

| | Member Full Name | Relation to HOH | Birthdate | Student Y/N | Disabled Y/N |
|---|------------------|-----------------|-----------|--------------------------|--------------------------|
| 1 | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | | | | <input type="checkbox"/> | <input type="checkbox"/> |

I hereby certify that the information I have provided in this pre-application is true and accurate. I understand that my having provided any false information will result in the application being canceled or denied or in the termination of my housing assistance. I understand that at the time I rise to the top of the waiting list, I will be required to verify the information I have provided here. I accept responsibility for keeping CommonBond informed of my current address.

Signature of head of household: _____
Date: _____

(FOR OFFICE USE ONLY)

SITE NAME: Gateway Northeast RHR ACCT #: 41980A

Personal Information:

General Consent Form

I, have made

Last Name

First

Middle

Maiden

application with _____ for _____

Company Name

State Purpose

Current Address

City

State

Zip Code

Previous Address

City

State

Zip Code

____ / ____ / ____ (____) ____

Date of Birth

Sex

Social Security Number

Driver's License

State

Home Phone

Release:

I/We authorize Rental History Reports (RHR) and/or the above named company to do a complete investigation of all information provided in my application for residency. I/We have personally filled in and/or reviewed all information contained within the application. I/We understand failure to complete these documents completely and truthfully may result in denial and/or forfeit of deposit. A complete investigation may include any or all of the following: credit report, verification of employment and income, criminal record search, rental history references (including MPHA), unlawful detainer/eviction investigation, identity trace, sex offender search, terrorism search, check writing history and personal interviews with all provided references. The source of the information may come from, but is not limited to: credit bureaus, banks and other depository institutions, current and former employers, federal or state records including state employment security agency records, county or state criminal records, county agencies as it relates to the applicant's eligibility, non-eligibility and/or benefit amounts received by the tenant, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I/We understand that I/We have a right to make a written request within 30 days to receive information pertaining to this report if I/We are not accepted based upon information contained in the report. I/We authorize RHR to produce to the credit granter federal and state records of employment and income history, including state employment security agency records. This authorization continues in effect for one (1) year unless limited by state law, in which case, the authorization continues in effect for the maximum period not to exceed one (1) year. Notice to applications applying for a community in Minneapolis and St. Paul only: If you are charged an application fee but a consumer credit report or tenant screen report is not ordered, you are entitled to a refund of the application fee. Please circle your preferred method for return of the application fee as either 1) mail, 2) destroy it, or 3) hold for retrieval upon one business-days' notice. Any controversy or claim arising out of or relating to this agreement, or breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Applicant Signature

Date

OUT-OF-STATE CRIMINAL RECORDS SEARCH

City / County

State

City / County

State

City / County

State

City / County

State

7900 W. 78th Street, Ste. 400 ● Edina, MN 55439

 PH> 952-545-3953 / 888-389-4023 ● FX> 952-545-3973 / 888-389-4024 ● www.RentalHistoryReports.com



(FOR OFFICE USE ONLY)

SITE NAME:

RHR ACCT #:

Criminal Record Search Consent Form

Personal Information:

I, _____ have made application
Last Name First Middle Maiden

with _____ for _____
Company Name State Purpose

Current Address City State Zip Code

Previous Address City State Zip Code

____/____/____ (____)
Date of Birth Sex Social Security Number Driver's License State Home Phone

☐☐

Have you ever been convicted of a crime? Yes No. If yes, provide approximate date and explain:

Approximate Date(s)

Description of Crime(s)

Release:

I/We authorize Rental History Reports (RHR) and/or the above named company to review my entire criminal history including arrests and convictions for the purpose stated above. I acknowledge that a photographic copy or telephone facsimile copy of this authorization shall be valid as the original.

Applicant Signature Date

OUT-OF-STATE ADDRESS HISTORY

If you have resided in any states other than the one(s) provided in the address history above within the past 15 years please complete the additional information below.

City / County

State

City / County

State

City / County State City / County State

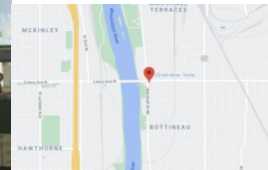
7900 West 78th Street, Suite 400 ● Edina, MN 55439

PH> 952-545-3953 / 888-389-4023 ● FX> 952-545-3973 / 888-389-4024 ● www.RentalHistoryReports.com

GATEWAY NORTHEAST



CommonBond
COMMUNITIES



Frequently Asked Questions:

Q. Is Gateway Northeast Section 8 housing?

A.No, Gateway Northeast is fantastic mix of market rate and Section 42 housing. Rent is based on a fixed rental fee for the unit size that is lower than the average market rate rent in the area. Applicants must have a source of income to pay rent. Section 8 Voucher holders are encouraged to apply. (Rent is not 30% of income)

Q. Is there an application fee?

A.Yes, the application fee is \$35.00 for each household members age 18 and over.

Q. How much is the security deposit?

A.The security deposit is \$500.00.

Q. What utilities do residents pay?

A.Residents will pay for electric, gas, phone, internet, & cable.

Q. What type of parking is available?

A.Off-street covered and underground parking is available.

Q. Do you run background checks?

A.Yes, rental and criminal reports are run on all prospective residents age 18 and over.

Q. Where do I mail my Application?

A.We need all applications mailed to:

Gateway Northeast
20 Lowry Ave NE,
Minneapolis, MN 55418

Our Mission:

CommonBond builds stable homes, strong futures, and vibrant communities.

- ♦ 120 spacious 1 and 2 bedroom apartments, accessible units available
- ♦ Below market rents (*minimum & maximum income qualifications apply*)
- ♦ **SMOKE-FREE building**
- ♦ Washer and Dryer in Every Apartment!
- ♦ Controlled Access Entry
- ♦ Complete Control Heating and Cooling
- ♦ Beautiful rooftop Lounge
- ♦ Underground Parking
- ♦ Full Fitness Center
- ♦ Bike Storage
- ♦ Secure Package Room
- ♦ Storage Units
- ♦ Pet Washing Station
- ♦ Main level outdoor Lounge
- ♦ Apply now!

763-233-6152

20 Lowry Ave NE, MINNEAPOLIS, MN 55418

GATEWAYNORTHEAST

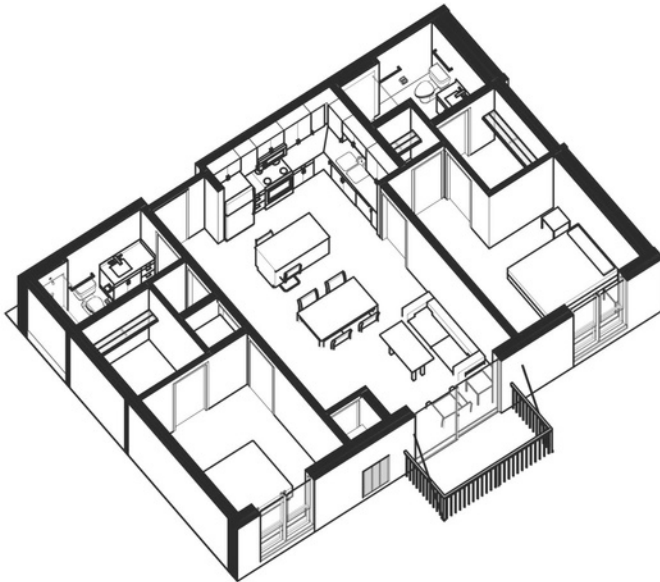
COMMONBOND.ORG

Gateway Northeast Tax Credit Units

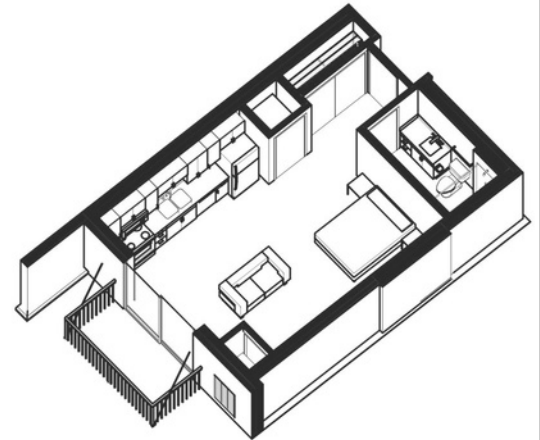
| BEDROOM SIZE | RENT |
|--------------|---------|
| Studio | \$1000 |
| One Bedroom | \$1,075 |
| Two Bedroom | \$1,300 |

| HOUSEHOLD SIZE | MAXIMUM GROSS INCOME |
|----------------|----------------------|
| 1 person | \$49,320 |
| 2 person | \$56,340 |
| 3 person | \$63,360 |
| 4 person | \$70,380 |

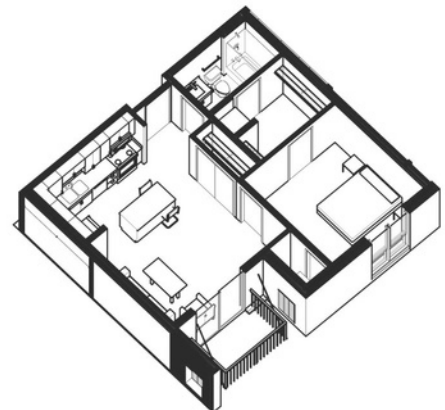
**TWO BED
1,058 SF**



**STUDIO
538 SF**



**ONE BED
761 SF**



Maximum Gross Income Limits Subject To Change by MHFA



Managed by CommonBond Housing •



