

Application Process Instruction – Kalpresh Properties

Thank you for your continued interest in renting with Kalpresh Properties LLC.

Fees: Application process will cost you \$99.98 for each adult (18+ yrs). \$59.99 towards Comprehensive background and criminal report and \$39.99 per adult towards Set up fees. There are four (4) different packages with RHR and Kalpresh Properties opts for the most comprehensive package that does MN state search, out of the state, eviction name search in processing your application. All application fees include Rush fees that allows us to get the results in 24-48 hours.

Process: Here are the steps with the Application process.

1. Search details to Kalpresh Properties at kalpreshproperties@gmail.com

Ensure you've filled out and signed the complete search questionnaire leaving no fields blank.

2. Submit the following for each individual application who is 18+yrs.
 - 1) SSN #
 - 2) Personal email IDs
 - 3) Cell phone numbers
 - 4) Digital pictures / copies of the Driver's Licenses
 - 5) Last two salary slips or any income proof to establish your family can afford the rent.
 - 6) Personal check for application fees from the account to be used for ACH deductions.
 - 7) Voided Bank Check (Bank you wish for your Monthly ACH Rental Deduction)
 - 8) Cashier's Check for Pre-lease deposit plus the Key Deposit (Optional)
3. Using all these details, your profile will then be set up in the RHR system. You should then get an email from RHR on your personal email ID with a link directing you to the Application form. Fill out the Form. Each applicant above 18 years will have to fill out a separate application.
4. Remember to fill your application within 2 days (48 hours) from the time you're set up in the system. If you fail to submit an application within two calendar days of getting set up in RHR, all your pre-lease deposit may be adjusted for \$100. We will assume that you're no more interested in applying. In such case, Kalpresh Properties will have the right to show and rent this unit to other interested tenants.
5. RHR typically takes about 24-48 hours to process your application. Kalpresh Properties Manager will be in touch with you during this process. If your report runs green, your approval communication will be sent out. If your report runs yellow, then you'll be contacted for extra deposit / co-signer / co-lessee request. If your report is red, you'll get a rejection.
6. Kalpresh Properties participate in the Crime Free Multi-Housing (CFMH) program run by the City of Shakopee to ensure safe living for our tenants. Under this program, a separate form will have to be filled in for the verification by the Shakopee Police. See the attached form.
7. Application fees are non-refundable. If you have any serious delinquencies, evictions, bankruptcies, judgement, landlord disputes, tax lien, garnishment, big financial un settlements, drug convictions and term sentence it is a good idea to first speak with the representative to get a feel on your case. Applicants with criminal background, serious convictions, irresorable evictions and gross financial violations may face denial in the

application process. RHR will check Credit Report, Exit Refs, Federal Criminal Search, Nationwide Criminal Super Search, Nationwide Sex Offender Registry Search, OFAC / Global Terrorist Search, Rent Bureau, Social Security Trace Plus, SSN Fraud, Statewide/County Criminal Search, etc.

8. All applicants run a risk of losing their RHR application processing fee upon denial.
9. Here are the following four (4) scenarios that are possible with your Application process.
 - 1) Application Rejection by Kalpresh Properties
 - 2) Application Conditional Approval by Kalpresh Properties
 - 3) Application Approval
 - 4) Application Rejection by Applicant

Please refer to FAQs to read more about these scenarios.

10. Kalpresh Properties is an equal opportunity landlord and does not process applications on the basis of caste, color, creed, sexual orientation or religious preferences. All applications are processed on a first come first serve basis.

Note that by participating in the Rental Application process you are authorizing Kalpresh Properties LLC/ its staff / SANTOSH SHARMA / Rental History Reports to do a complete investigation of all information provided with your application for residency. You are promising Kalpresh Properties that you will provide correct and truthful information within the application. A complete investigation may include any or all of the following: Credit Report, Criminal Record, Rental History References (including MPHA), Employment Verification, Eviction Records and Personal Interviews with references. This authorization is for this transaction only and continues for (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed (1) year, allowed by law.