

Rental Requirements and Process

Rental Requirements

1. **Credit:** Credit must be in good standing. Applicants with bad credit could be denied. The application will be denied if there are any bankruptcies within the last 5 years.
2. **Rental History:** Rental history must be good. If past rent is due application will be denied.
3. **Income:** The applicants' combined monthly income must be at least 3 times the rent.
4. **Criminal History:** No felonies allowed.

Application Process

1. Mail, fax (651-222-4775), scan/email (management@skallys.com), or drop off (mail slot at Skally's Tax Service: 624 Grand Ave) the completed application with a copy of your driver's license. Applications are processed in the order they are received.
2. Credit check will be completed along with verification of rental history and income. (Expect this to take 1 to 5 business days)
3. Applicants will be notified whether or not application has been accepted.
4. If application is accepted, the applicant(s) will need to set up an appointment to sign the lease within 24 hours.
5. Bring security deposit (one month's rent) and driver's license to lease signing. First month's rent is due on or before the day you move in.

Apartment Terms

1. Rent includes heat, water and trash removal. You pay electricity, stove gas, telephone and cable.
2. Lease terms are 1 year. 6 to 11 month leases have an additional \$50 fee added to the rent.
3. You must at least 18 years old to sign a lease.
4. Security Deposit is equal to one month's rent. Security deposit cannot be used for first or last month's rent.
5. Rent is set for 1 person in a studio, 2 people in a 1 bedroom, 3 people in a 2 bedroom and 4 people in a 3 bedroom. \$50 per month is added to the monthly rent for each additional person. Legal occupancy limits cannot be exceeded.
6. Some pets are allowed. There is a \$150 pet fee for each pet. Check with leasing agent for details.

Properties



2124 and 2130 Como
1920's brownstones with a mix of studios and 1 bedrooms. Located right next to the U of MN Saint Paul Campus. Midway between downtown Saint Paul and Downtown Minneapolis.



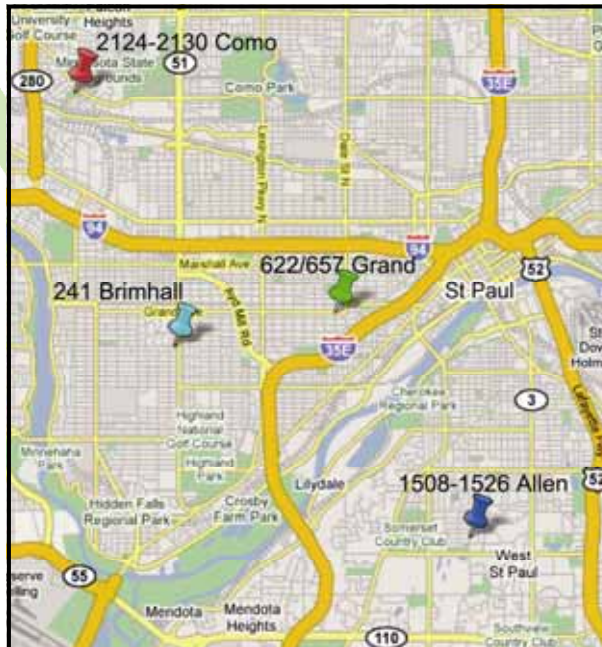
241 Brimhall
Brownstone with 1 bedroom apartments located in the heart of Macalester-Groveland neighborhood in Saint Paul.



622 and 657 Grand
Historic Brownstones located next to great shops and restaurants along Grand Ave and only a mile from downtown Saint Paul.



1508 and 1526 Allen Ave
Modern 1 bedroom and 2 bedroom spacious apartments with garages. Within walking distance of Dodge Nature Center and near shopping and eating establishments on Robert street. Minutes to downtown Saint Paul.



Skally management



LiveGreenApts.com

Skally Management: Eco-Management Innovators

We are a family-owned and operated real estate management company in business since 1975.

Our historic buildings are located throughout St. Paul and provide our residents comfortable, well-maintained apartments.

Our top priorities include:

- maintaining clean, safe and secure buildings
- consistently implementing and identifying new Eco-Management practices

We take pride in the fact that we are active members of the St. Paul community, with owners and employees participating in the activities of many local neighborhood and business organizations.

Green Tips for Renters
One of our goals is to help our residents conserve energy and live green in their apartments.

- Get off junk mail lists.
- Keep windows closed in the winter.
- Report water drips right away.
- Use your ceiling fan to cool your apartment in the summer; hit the reverse button in the winter to have it push the hot air down.
- Reduce your electric bill with power strips and cfl light bulbs.
- Bike to work.
- RECYCLE!

Please visit our website to see our newsletters filled with more green tips.

Skally Herald

What is Eco-Management?

At Skally Management, we define Eco-Management as sustainable, responsible real estate management practices designed to have a positive impact on our local environment and community.

Native Plants

Whenever possible, we use native plants, allowing us to minimize the amount of water it takes to keep our yards green and beautiful.



Energy Conservation

Whenever possible, we use energy efficient appliances, boilers and light bulbs to light our common areas.



Direct Rent Payment Program

We help our residents eliminate the need for paper checks, envelopes, stamps and mailing with our automatic rent payment program that deducts rent directly from your checking or savings account.

Green Cleaning

We not only try to use less chemicals when cleaning apartments and hallways; but we also try to use eco-friendly cleaners that in many cases work just as well as regular cleaning products.

Reduce, Reuse, Recycle



At all of our properties, we provide recycling containers for glass, plastic and all kinds of paper. We also provide receptacles for recycling printer ink cartridges and cell phones at the entrances of our buildings. In addition, we buy items from the ReUse Center, including doors, sinks and toilets.

Solar Hot Water System

At our 622 Grand building, we have invested in an innovative solar hot water system. With special solar panels, the energy-efficient system provides 75% of the hot water needs for our residents.



Wind Power

At many of our locations, we participate in Xcel Energy's wind power program, designed to improve the air quality in St. Paul and reduce coal plant pollution.