

Mandatory Expungement because of Foreclosure

14. The property in this case was in foreclosure. Expungement is mandatory under law.¹⁴

- a. I moved out of the property on _____, before this case started¹⁵ on _____. The foreclosure redemption period is over.

OR

- b. The landlord said I stayed past my move out date (holdover). I was a tenant at the property during the redemption period. My lease started after the landlord's mortgage began. *Check one:*

- i. I did not get the notice required by law.¹⁶

ii. I received the notice required by law¹⁷, but this case started before the date I was supposed to move.

Mandatory Expungement because of Contract Cancellation

15. The property in this case was in contract cancellation. Expungement is mandatory under law.¹⁸

- a. I moved out of the property on _____, before this case started¹⁹ on _____. The time for contract cancellation is over.

OR

- b. The landlord said I stayed past my move out date (holdover). I was a tenant at the property during the during the contract cancellation period. My lease started after the contract for deed. *Check one:*

- i. I did not get the notice required by law.²⁰

ii. I received the notice required by law²¹, but this case started before the date I was supposed to move.

¹⁴ Minn Stat. § 484.014, subd. 3.

¹⁵ In Minnesota a case starts at service. Minn. R. Civ. P. 3.01(A); *Appletree Square I, Limited Partnership v. W.R. Grace & Co.*, 29 F.3d 1283, 1286 (8th Cir. 1994); *Appletree Square I Limited Partnership v. O'Connor & Hannan*, 575 N.W.2d 102, 103 (Minn. 1998).

¹⁶ Minn. Stat. § 504B.285, subd. 1a requires minimum notice period of 90 days. Some tenants get a longer notice period.
¹⁷ *Id.*

¹⁸ Minn. Stat. § 484.014, subd. 3.

¹⁹ In Minnesota a case starts at service. Minn. R. Civ. P. 3.01(A); *Appletree Square I, Limited Partnership v. W.R. Grace & Co.*, 29 F.3d 1283, 1286 (8th Cir. 1994); *Appletree Square I Limited Partnership v. O'Connor & Hannan*, 575 N.W.2d 102, 103 (Minn. 1998).

²⁰ Minn. Stat. § 504B.285, subd. 1a requires a minimum notice period of 90 days. Some tenants get a longer notice period.

²¹ *Id.*

16. I certify that, to the best of my knowledge:

- this document is not being filed for an improper reason, such as harassment or delay,
- my claims are supported by the law, and
- there is evidence for my claims and/or my denials.

I know that I may be fined or sanctioned by the court if this certification is false.

I declare under penalty of perjury that everything I have stated in this document is true and correct.²²

Date

Defendant (Tenant)

Address: _____

Email: _____

Phone: _____

²² Minn. Stat. § 358.116.

Letter to Tenant Screening Companies (send a copy to each company on the list below)

Note: This is a list of the agencies most often used by MN landlords to screen tenants. There are others. It is best to get the agency name and address from your landlord.

First Advantage

PO Box 105108
Atlanta, GA 30348
resident.s@fadv.com

Rental History Reports, Inc

7900 W 78th St., Suite 400
Edina, MN 55439
(952) 545-3953
www.rentalhistoryreports.com

Rental Research Services, Inc.

7525 Mitchell Rd, Suite 301
Eden Prairie, MN 55344
(952) 935-5700
www.rentalresearch.com

Twin City Tenant Check

910 Ivy Ave East
St. Paul, MN 55106
(651) 224-3002
www.tcofmn.com

Checkr.com

Attn: Legal Department
1 Montgomery St, Ste. 2400
San Francisco, CA 94104
www.checkr.com

First Check

P.O. Box 334
Wyoming, MN 55092
kris@firstcheck.info

Multihousing Credit Control (MCC)

10125 Crosstown Circle, Suite 100
Eden Prairie, MN 55344
(952) 941-0552
www.mccgrp.com

TC Screening Reports, Inc.

2900 Monarch Lakes Blvd, Ste 201
Miramar, FL 33027
(866) 389-4042
www.screeningreports.com

Experian Rent Bureau

PO Box 26
Allen, TX 75013
1-(877) 704-4519

TenantReports.com, LLC

PO Box 450
Springfield, PA 19064
(855) 244-2400
www.tenantreports.com

TransUnion

My Smart Move- Disputes
PO Box 800
Woodlyn, PA 19094
www.mysmartmove.com

RealPage Resident Screening

c/o Leasing Desk Screening
Consumer Relations
2201 Lakeside Blvd
Richardson, TX 75082
(866) 934-1124

AppFolio, Inc

Consumer.relations@appfolio.com

TenantAlert.com

23801 Calabasas Rd, Ste 1022
Calabasas, CA 91302
www.TenantAlert.com

Equifax Corp. Central Source, LLC

PO Box 105283
Atlanta, GA 30348
1-(877) 897-5001
residentscreening@equifax.com

Appriss

Oyster Point Professional Park
11824 Fishing Point Dr, Ste B
Newport News, VA 23606
compliance@knowthefact.com

Letter to Screening Agencies asking them to delete expunged evictions

Date: _____

Dear Directors:

I am the tenant listed in the enclosed expungement order(s).

Minnesota Statutes § 504B.241, Subd. 4 says that “If a tenant screening service knows that a court file has been expunged, the tenant screening service shall delete any reference to that file in any data maintained or disseminated by the screening service.”

Subdivision 2 states that “At the request of the individual, the residential tenant screening service must give notification of the deletions to persons who have received the residential tenant report within the past six months.”

I am asking you to delete all of your references to this court file, and that you notify anyone who got my tenant report in the last 6 months that the eviction was expunged and deleted from my file.

Minnesota law does not permit tenant screening agencies to ask for any other information on tenants before taking this action.

Please contact me if you have any questions. Thank you.

(print name)

(signature)