



## Tshawb Xyuas Neeg Xauj Tsev

Tenant Screening

### Lub koomhaum kuaj neeg xauj tsev yog dabtsi?

Coob tug tswv tsev siv cov koomhaum tshawb xyuas neeg xauj tsev los kuaj cov neeg xauj tsev.

Cov koomhaum tshawb xyuas neeg xauj tsev muab ntaub ntawv sau txog cov neeg xauj tsev thiab lawv muab muag rau cov tswv tsev. Lawv kuaj tej yam xws li:



- Seb koj puas muaj rooj plaub raug ntiab tawm tsev
- Koj cov chaw nyob 3 xyoos yav tas
- Cov tswv tsev qub hais dabtsi txog koj
- Koj qhov keebkwm tiv nuj nqi saib seb puas muaj cov nuj nqi tsis them
- Seb koj puas muaj keebkwm raug txim. Cov koomhaum kuaj neeg xauj tsev yuav tsum kuaj MN cov plaub thiab txhim kho tshiab lawv cov keebkwm ua ntej lawv xa mus rau tus tswv tsev. Lawv yuav tsum tau ua li no 24 teev lossis luv dua ua ntej lawv xa daim ntawv mus.

**Nco Cia:** Yog koj yog tus neeg xauj tsev hauv Minneapolis, cov ntaub ntawv sau txog koj uas tej co tswv tsev siv tau thaum tshawb xyuas neeg xauj tsev hloov xyoo no lawm. Lub zos muaj ntaub ntawv hauv ntawm <https://www.minneapolismn.gov/resident-services/property-housing/renting/renters/rights/#d.en.132379>.

### Kuv puas tau kuv qhov nyiaj ua ntawv xauj tsev rov qab?

Feem ntau, cov tswv tsev muaj ib tug nqi ua ntawv xauj tsev. Lawv yuav tsum muab ib daim ntawv povthawj “receipt” rau koj. Yog tus tswv tsev kom them ib tug nqi sau daim ntawv xauj tsev, lawv yuav tsum qhia koj hais tias lawv siv cov kev ntsuam xyuas dabtsi los txiav txim siab seb lawv yuav xauj tsev rau koj lossis tsis xauj. Tej yam lawv saib yog xws li keebkwm tiv nqi, lossis keebkwm xauj tsev.

Yog tsis yuav koj daim ntawv xauj tsev, feem ntau, tsis tau koj qhov nyiaj ua ntawv xauj tsev rov qab. Tabsis tus tswv tsev yuav tsum muab koj qhov nyiaj ua ntawv xauj tsev rov qab yog tias:

- Lawv tsis siv nws los yuav ntaub ntawv tshawb xyuas, keebkwm tiv nqi, lossis kuaj cov neeg paub koj
- Muab lub tsev kem rau tus neeg ua ntawv xauj tsev ua ntej koj lawm
- Lawv tsis yuav koj daim ntawv xauj tsev raws li cov txheej txheem lawv tsis tau qhia koj ua ntej koj ua daim ntawv

## **Kuv qhov tshawb xyuas neeg xauj tsev mus rov qab ntev li cas?**

Cov koomhaum tshawb xyuas neeg xauj tsev tsuas qhia tau nuj nqi tsis them thiab raug ntiab tawm tsev mus txog 7 xyoo. Kev nyiaj txiag poob tas qhia mus txog 10 xyoo. Raug txim qhia tau mus tas sim neej, tabsis raug ntes thiab lwm yam tub ceevxwm ntaub ntawv qhia mus txog 7 xyoo.

Raug ntiab tawm tsev (tej zaum hu uas nyob tsis raws kevcai lossis UDs) qhia mus txog 7 xyoo ntawm cov koomhaum tshawb xyuas neeg xauj tsev. Rooj plaub ntiab tawm tsev yog keebkwm pejxeem saib tau. Nws tshwm haum koj daim ntawv kuaj neeg xauj tsev. Nws yeej tshwm txawm hais tias koj yeej rooj plaub, hais rooj plaub sib haum, lossis them tagrho cov nqi tsev koj tiv lawm. Muaj tejco plaub muab tshem tawm tom qab muaj kev sib haum xeeb pom zoo. Tejzaum lawv muab tshem tawm tom qab yog hais tias rooj plaub raug rho tawm. Nyob ntawm tus kws txiav txim plaub. Tej zaum koj muaj feem mus nrog tus tswv tsev sib kho kom muab npog tsis qhia luag tej yog tus tswv tsev pom zoo.

**Nco Cia:** Raug ntiab tawm tsev tshwm tau **hauv tsev hais plaub cov ntaub ntawv sawvdaws pom** ntev tshaj 7 xyoo.

Yog Tsev Hais Plaub muab koj rooj plaub ntiab tawm tsev tshem tawm, cov koomhaum tshawb xyuas neeg xauj tsev qhia tsis tau txog lawm. Thaum muab rooj plaub tshem tawm lawm, Tsev Hais Plaub muab nws lwm tawm tsis pub neeg pom lawm.

Tus tswv tsev tsis muaj cai tsis txais koj daim ntawv xauj tsev yog:

- koj muaj ib rooj plaub ntiab tawm tsev uas raug tshem tawm lossis rho pov tseg lawm lossis
- koj muaj ib rooj plaub ntiab tawm tsev tseem hais tsis tau tag lossis ib qho ntiab tawm tsev tsis tau pub pejxeem paub
- koj muaj qho ntiab tawm tsev, tiamsis tus kws txiav txim plaub tsis tau ua daim ntawv txeeb lub tsev rov qab lossis kom koj tsiv tawm



Yog xav paub thov kom lub Tsev Hais Plaub muab tshem tawm saib peb daim ntawv tseeb [Tshem Tawm Rooj Plaub Rauq Ntiab Tawm Tsev](#).

## **Kuv ua puas tau dabtsi ntiv txog raug ntiab tawm tsev hauv kuv qhov keebkwm?**

Koj sau tau ib co lus piav txog qhov raug ntiab tawm tsev rau hauv daim ntawv sau nyob hauv koj qhov ntaub ntawv tshawb xyuas. Piv txws, koj piav tias koj poob haujlwm es them tsis tau nqi tsev, tabsis koj twb ua haujlwm txij thaum ntawv los lawm. Lossis koj piav tias muaj ib tug ua qhov teebmeem, tabsis tus neeg ntawd tsis nrog koj nyob lawm. **Qhia yam hloov hauv koj lub neej lawm es qhov ua rau koj raug ntiab ntawm tsev yuav tsis muaj lawm.**

Lub chaw ua haujlwm kuaj xyuas yuav tsum muab koj lo lus piav qhia nrog rau cov ntaub ntawv tshiab txog koj uas lawv xa tawm. Koj hais tau kom lub koomhaum tshawb xyuas neeg xauj tsev xa koj cov ntaub ntawv mus rau cov tswv tsev uas tau txais ntawv txog koj 6 lub hli yav dhau los.

### **Ua li cas thiaj saib tau daim ntawv tshawb xyuas neeg xauj tsev sau txog kuv?**

Tus tswv tsev yuav tsum qhia lub koomhaum tshawb xyuas neeg xauj tsev lub npe, chaw nyob thiaj xov tooj thaum koj ua ntawv xauj tsev. Tus tswv tsev muab daim ntawv sau txog koj rau koj saib yog tias lawv xav ua li ntawd. Lub koomhaum txwv tsis tau kom tus tswv tsev tsis txhob pub koj saib.

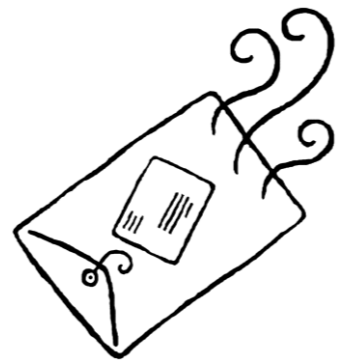
Yog tus tswv tsev tsis kam luam ib daim rau koj, ces koj mus kom lub koomhaum tshawb xyuas neeg xauj tsev muaj rau koj. Tej zaum koj yuav tau daim ntawv sau txog koj tamsim ntawv online. Mus saib lub koomhaum kuaj neeg xauj tsev lub vassab. Tejzaum tus tswv tsev yuav muaj tus xovtooj lossis email rau lub koomhaum kuaj neeg xauj tsev.

### **Tus nqi rau daim ntawv sau txog koj yog pestsawg?**

Daim ntawv yog dawb yog tias:

- Tsis txais koj nyob ib qho chaw, lossis koj tus nqi tsev lossis nqi cas nyiaj nce 30 hnuv tas los no vim daim ntawv sau txog koj lossis
- Koj tsis muaj haujlwm tabsis tab tom ua ntawv nrhiav haujlwm rau 60 hnuv tom ntej no lossis
- Koj tau kev pab tsoom fwv, xws li SSI, RSDI, MFIP, GA, Nyiaj Muas Noj (SNAP), lossis
- Koj xav tias daim ntawv sau txog koj muaj tej yam yuam kev vim tsis muaj tseeb

Tsis yog li ntawd, tej zaum yuav tau them tus nqi me me. Qhov no yog nyob ntawm lub koomhaum.



### **Kuv saib daim ntawv sau txog kuv ua tej kuv ua ntawv xauj tsev puas tau?**

Feem ntau, cov koomhaum tshawb xyuas neeg xauj tsev tsis khaws ntaub ntawv txog cov neeg xauj tsev. Yog lub koomhaum tsis tau ua daim ntawv qhia txog koj dua li, ces lawv yuav tsis muaj ib daim los rau koj saib. Tsis txhob nug txog daim ntawv qhia txog koj txog thaum lawv tsis kam txais koj nyob tsev kem vim yog daim ntawv qhia.

## Lub koomhaum xa dabtsi rau kuv xwb?

Tom qab koj tiv tauj lub koomhaum, lawv muaj 5 hnuv los xa rau koj:

1. Tagnrho cov ntaub ntawv muaj txog koj lub sijhawm thaum koj ua ntawv thov (feem ntau, qhov no yog cov ntawv sau rau hauv daim ntawv tshawb xyuas neeg xauj tsev)
2. Lawv tau cov ntaub ntawv no qhov twg los (npe, xov tooj, thiab chaw nyob ntawm cov neeg qhia cov lus txog koj no)
3. Tagnrho cov tswv tsev npe uas tau txais daim ntawv sau txog koj rov 1 xyoo dhau **thiab**
4. Ib daim ntawv qhia txog koj cov cai.

## Yog tias kuv nrhiav tau tej yam yuam kev hauv daim ntawv sau txog kuv ne?

Koj muaj cai los kho tej yam yuam kev.

- Sau ntawv mus qhia lub koomhaum tshawb xyuas neeg xauj tsev tias cov lus sau yuam kev lawm. Koj yim sau piav ntxaws yim zoo xwb. Piv txwv, yog qhov raug ntiab tawm tsev hauv daim ntawv sau tsis yog koj li, qhia lawv koj nyob qhov twg thaum qhov raug ntiab tawm tsev ntawd tshwm sim. Khaws ib daim ntawv rau koj tus kheej.
- Lub koomhaum yuav tsum kuaj txhua yam koj hais tias tsis yog. Lawv hais tsis tau kom koj them rau qhov no. Lawv yuav tsum kho daim ntawv sau txog koj thiab nrho tawm cov lus lawv tsis muaj povhawj tias muaj tseeb tsis pub dhau 30 hnuv tom qab txais tau koj daim ntawv.
- Lub koomhaum tsis kam kuaj tau yog tias koj tsis muab lus ntxaus. Lub koomhaum yuav tsum qhia koj yog tias lawv tsis kam kuaj. Yog ua li ntawd, xa ib daim ntawv qhia ntxiv kom ntxaws tshaj.
- Thaum lub koomhaum tshawb xyuas tag, lawv yuav tsum muab daim ntawv tshiab sau txog koj luam ib daim rau koj lossis qhia koj tias lawv nrhiav tsis pom dabtsi yuam kev.
- Koj hais tau kom lub koomhaum xa daim ntawv sau txog koj tshiab mus rau tagnrho cov tswv tsev uas tau daim ntawv yuam kev 6 lub hli dhau los.
- **Yog koj tsis pom zoo** nrog qhov kev xwj, **koj ntxiv tau daim ntawv “muaj lus cam”** rau daim ntawv sau txog koj. Lub koomhaum cia koj sau txog 100 lo lus. Ntawm cov lus ntxiv, koj sau tias vim li cas koj tsis pom zoo li cov lus hais hauv daim ntawv sau txog koj. Lub koomhaum yuav tsum xa cov lus no mus rau cov tswv tsev tshiab. Yog koj hais, lawv yuav tsum xa mus rau cov tswv tsev uas tau koj daim ntawv 6 lub hli yav dhau los. months.



## Kuv yuav ua li cas thaum kuv ua ntawv xauj tsev?

- Qhia qhov tseeb. Yog koj muaj qhov raug ntiab tawm tsev, lossis lwm yam phem nyob hauv koj keebkwm, qhia rau tus tswv tsev. Cov tswv tsev muaj cai ntiab tau neeg xauj tsev tawm yog hais tias lawv dag rau hauv cov ntawv xauj tsev. **Ua ntej koj them nyiaj ua ntawv xauj tsev, nug seb koj puas muaj feem tau lub tsev kem.**
- Hais koj tus tswv tsev tamsim no hais lus zoo txog koj rau tus tshiab. Yog nws tsis kam hais lus zoo txog koj, hais kom koj tus nais ua haujlwm lossis lwm tus neeg paub koj sau ib daim ntawv hais lus zoo txog koj.



*Cov ntawv Qhia Tseeb yog qhia kom paub txoj kevcai xwb TSIS yog muab txwv yim txog txoj kevcai. Mus ntsib ib tug kws lij chaj rau tswv yim. Tsis txhob siv daim ntawv qhia tseeb yog tias nws qub tshaj ib xyooos lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.*

© 2026 Minnesota Legal Services Coalition. Luam tau daim ntawv no los siv rau tus kheej tsis ua lag luam thiab qhia kom paub xwb. Tagnrho lwm cov cai ceev tseg. Qhov lus sau no yuav tsum nyob rau txhua daim ntawv. Txwv tsis pub muab luam, faib, thiab siv ua lag luam.