

Rental Criteria

All our residents must comply with the following guidelines to become a member of our community:

1. You must have at least six (6) months good, current verifiable rental history in your name.
2. You must have been on your current job for at least one (1) year and provide our staff with at least one (1) month's income verification.
3. Your income must be at least two (2) times the rental amount, roommates must qualify separately.
4. Co-signers are accepted for students and those that are first time renters only. Co-signers must also follow these same guidelines with income of five (5) times the rental amount.
5. All persons residing in the apartment for more than two (2) weeks over the age of 18 must complete an application and meet these same requirements.
6. You must have a good credit rating: 1 over 90 days, 2 over 60 or 3 over 30, Medical bills do not apply, no Bankruptcy and no criminal background from any reporting agency.
7. You must have verifiable character references listed on your application.
8. Knowingly submitting false or misleading information will be grounds for immediate denial.
9. Application fees are non-refundable. As per the application, security deposits are not refundable 48 hours after it has been approved. Should your application be denied, the entire deposit will be returned to you.
10. Pets are accepted within 25 pound limit at least one year of age spayed or neutered. No aggressive breeds accepted. There is a \$300 additional security deposit and \$10 a month pet rent. (2) Two pets per unit.
11. Occupancy based rent is \$40 dollars per adult above standard occupancy.
12. All residents wishing to renew leases at the end of the term will be subject to resident screening to assure they remain qualified according to # 6 above. This screening will be completed at no charge to the resident.
13. It is the responsibility of the resident to report to the office any changes in status: examples are; but not limited to: job changes, new/additional auto, criminal background, legal age of children.

All persons signing the lease and over the age of 18 must have a valid drivers license or government issued photo id upon signing the lease agreement. All qualifying signatures are required before keys to your new home are issued.

Applications will be processed within three (3) business days from the date of the applications. The application fee of \$35 and security deposit of \$200, \$250, and \$350 must be paid separately in the form of cashier's check or money order.

Applicant Signature

Date

Applicant Signature

Date

Owner Representative

Date