APPLETREE TOWNHOUSES

APPLETREE TOWNHOUSES I, II, III, & IV RENTAL MANAGEMENT DIVISION
(985) 264-3042
P.O. BOX 515
COVINGTON, LA 70434
Email: jamiedwaddell@yahoo.com
www.appletreetownhouses.com

2 Bedroom, 1-½ bath, 2 Story Townhome
FOLSOM LOCATION INFORMATION






EQUAL HOUSING OPPORTUNITY

Rent & Deposit: $1095 per month / $700 Deposit / $300 Non-refundable Pet Fee Per Pet / $45 Application Fee

Storage Garage included: 16' x 22' 352 sq ft

Lease: 12 Month Lease Agreement

Amenities & Features:

- **Garbage**
- **Pest Control**
- **Lawn Care**
- **Garage**
- Apartment Living area - Approximately 1000 Square Feet
- Living Room - 13'x18'
- Laundry Area - 3'6"x8'4"
- Master Bedroom - 13'x15'
- Plenty of Closet Space
- Attic space
- Patio is paved & fenced
- Kitchen is equipped with an electric Range, Dishwasher, & Garbage Disposal.
- Tenant must supply his/her own Refrigerator, Washer, Dryer, and Microwave.

Applications **Option 1 Email:** jamiedwaddell@yahoo.com
Application and proof of income may be emailed. Application fee may be sent Venmo @Appletreetownhouses or may be dropped into the drop box. Please make sure the applicant's name is attached to the payment.

Option 2 Folsom Drop Box 13212 Hwy 40, Folsom, La 70437.
The drop box is located behind the brick column at the entrance of the apartments. Please notify us by phone or email when the application is placed in the drop box. Failure to notify will cause the approval process to be delayed.

- Applications must be legible and completely filled out in order to be considered for approval.
- There may be only one qualifying party; qualifying party must occupy the apartment.
- Proof of income must accompany application. Tax Return 1040, W-2, or 1099, along with Pay stubs.
- Verifiable minimum Yearly income of **$43,000** for the qualifying person**.**
- A prospect must have a minimum of 1-year continuous employment history.
- A credit check will be made for the applicant only.
- Appletree Townhouses does not accept Co-Signers.
- No more than four occupants will be allowed per unit.
- 2 Parking Spaces per unit.
- No more than 2 pets will be allowed per apartment. Appletree Townhouses does not allow the following full or mixed breeds of dogs. These types of dogs include: Pit Bulls, Rottweilers, Dobermans, German Shepard's, or any of the breeds in their legion. Size and weight limit restrictions.
- Additional background check will be issued for anyone listed as having conviction in last five years. Additional $40 check or money order will be due.
- Appletree Townhouses does not accept Government assistance Programs.
- Applications will be denied if falsified. Application may be denied for evictions, damages beyond normal wear and tear, illegal activities on the premises, refusal to re-rent by previous landlord or a balance still owed to previous landlord.
- Appletree Townhouses bases its decision to accept an applicant on credit, any previous landlord information, employment, income, criminal record, and other criteria of landlord combined.
- All information on application is subject to verification.
- Applications with the following will be automatically denied. Felony record within the last 5 years, Judgment for evictions, or debt owed to another landlord, multiple criminal activities, and sex offenses of any kind.
- Processing will be completed as soon as possible after information is gathered from appropriate sources.
- Appletree Townhouses follows all federal, State, and local laws regarding the application process. Each application is screened without regard to race, religion, handicap, sex, familiar status, LGBT, or national origin of applicant.
- Proper documentation required for ESA animals.