



APPLETREE TOWNHOUSES

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

2 Bedroom, 1-½ bath, Two Story Townhome COVINGTON LOCATION INFORMATION



Rent & Deposit: \$1,200 per month / \$700 Deposit / \$300 Non-refundable Pet Fee Per pet / \$45 Application Fee

Lease Length: 12 Month Lease Agreement

Amenities & Features:

- **Water**
- **Sewage**
- **Garbage**
- **Pest Control**
- **Lawn Care**
- Washer/Dryer Hookups
- Apartment Living area - Approximately 1050 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:** jamedwaddell@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 Covington Drop Box:

2310 W. 21st Avenue, Covington LA 70433. The drop box is located on the right-hand side of the 2310 apartment building. Please notify us when application is placed in box. Failure to notify, will cause 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. **Current YTD Pay Stub, and Previous year Tax Return** 1040, W-2, or 1099.
- 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. Must have good credit history.**
- 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 \$45 check or money order will be due.
- Appletree Townhouses does not participate in 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 service animals.