

# Rental Criteria

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## Rental Application and Application Fee

Each applicant of legal age must submit a rental application. There is a non-refundable application fee of \$125 per applicant and an administrative fee of \$125

## Photo I.D. and Social Security Card

A valid government issued photo I.D. and Social Security Card is required to verify applicant's identity.

## Income Requirements and Proof of Income

Applicants must provide proof of income with a completed application. Total gross monthly household income must be at least two (2) times the monthly rent amount.

Provide applicable form of:

1. Pay Stubs (4 most recent, consecutive).
2. Bank Statements (3 most recent, consecutive).
3. Official statements of additional income (statement of SSI, disability, child support, I-20 documentation, etc.).
4. Official Letter of Acceptance or New Hire Contract from Employer showing base salary amount.
5. 1099 or W-2 (2 most recent years)
6. Tax Returns (2 most recent years)

## Employment, Rental, Credit History, and Background Check

Management will verify applicant's employment, rental, and credit history, as well as a background check, to process the rental application. NO negative rental history, evictions, and or Bankruptcy will be accepted. No felonies convictions or crimes against another person No theft or burglary charges will be accepted.

## Occupancy Standards

- Maximum number of occupants allowed for a one-bedroom apartment is 3 people.
- Maximum number of occupants allowed for a two-bedroom apartment is 5 people.

**PETS:** Non Aggressive breeds No more than (2) pets per apartment

No exotic pets (snakes) or Exotic birds permitted

No fish aquariums over 25 gallons

Pet fee \$550 for 1 pet an additional pet fee of \$250 will be charged for a secondary pet.

**\*RENTERS INSURANCE REQUIRED** Pet fees are non-refundable and do not cover damages. If your pet causes any damages including flea infestations those charges will be deducted from your security deposit.

Monthly pet rent \$25 per month

All pets are required to be registered with our office with the appropriate vaccinations and pet addendums signed We have strict policies regarding pets All pets must be kept on a leash at all times and only walked in designated pet areas. Pet owners are required to clean up after their pets and or management has the right to ask the pet owner to remove the pet from the property. Our goal is to maintain a clean and safe environment for our residents and their pets. Please read our pet policy addendum and all our addendums.

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Applicants Signatures

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Date