

# The Voegele - What you need to know!

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## **The Neighborhood**

We are situated perfectly in the Carousel District of Downtown Mansfield. We are within walking distance to all of the salons, cafes, boutiques, etc. downtown, and far enough away that you don't have to worry about the "downtown noise". We have quick and easy access to all the grocery, shopping, and dining on the Ontario strip and here in Mansfield. Attractions like Malabar Farm, Kingwood Gardens, Mohican Park, and Charles Mill Lake Park are all within a 10-30 minute drive of The Voegele.

## **Application Requirements**

Here at The Voegele we have a rigid set of application requirements. Our requirements are set forth to ensure that all of our residents are able to live happily, healthily, and safely. We do not discriminate based on race, religion, gender, sexual orientation, or political affiliation.

Our application requirements are as follows:

- Household net income must be three times monthly rent
  - Rents are between \$750 and \$900
    - Monthly rent rate is subject to change
- Employment/income must be verified
- There is an application fee of \$35+tax per applicant 18+ years
- We check for both evictions and criminal convictions
  - Persons with past felony convictions or other crimes involving putting others at risk will be screened against
- We require a credit of 700+ for at least one individual in the household 18+ years
- We also require a landlord/rental history check
- Occupancy of the apartment is limited to 1.5 persons per bedroom

## **Waiting List**

If you would like to be placed on our waiting list you have to meet all of the requirements of application and be approved. Once that has been done a non-refundable holding fee will be required to secure your spot on our waiting list. When you have selected an apartment and signed your lease all or some of your holding fee may be transferred to your deposit. If you have any questions regarding our waiting list please give our office a call.

## **Prospective Resident List**

If you would like to be placed on our prospective resident list you must complete the application process and be approved. To stay on our prospective resident list you must respond to The Voegele when they contact you within 48 hours.

## **Pet Policy**

We are a pet friendly building! We love our furry residents and would love to meet yours. We do have some requirements when it comes to pets.

- Pet fees are \$300 per pet and are non-refundable
- Pet rent is \$30 a month per pet
- We do a pet interview
- Pets must be spayed/neutered and up to date on all shots
  - Proof from a veterinarian is required
- Pets are to remain on a leash or in a carrier at all times when outside of the apartment
  - Residents are responsible for cleaning up after their pets

## **Renters Insurance**

- All residents at The Voegele are required to carry renters insurance
- The Voegele/Community Investment Real Estate must be an additional interest on the renters policy
- Liability limits must be no less than \$300,000
- You must provide proof of renters insurance within 7 days of residency
  - You can use any agency you wish as long as requirements are met
- If you need assistance acquiring renters insurance we have a preferred agency at The Voegele Offices and they would be more than happy to get you set up

## **Complex Policies/Amenities**

- We are a **NON-SMOKING** building
  - All incoming residents will be signing a non-smoking lease
    - As of 01.01.2021 all current residents will be non-smoking
- We have an intercom/buzzer system for residents to let guests enter the building between 7am-10pm
- The south foyer entrance is unlocked daily from 7am-10pm for guests to access the intercom/buzzer system
- We have quiet hours from 10pm-7am

- Package deliveries can be made to the office if the resident is not available
  - The Voegele is not responsible for lost or damaged items
  - Residents must pick-up their packages within 48 hours of delivery
- We have a patio area for residents which includes; lawn chairs, tables, grill, firepit, and the ability to request the use of outdoor games (cornhole, horseshoes, etc.)
- We have four in-building laundry suites for residents use
  - Residents are provided one laundry card per apartment
- We provide on-site maintenance and 24/7 emergency maintenance

## **Parking**

- We have a private parking-lot with spots available for residents and their guests
  - Each apartment is guaranteed one parking spot
- Parking passes are given to each resident and must be properly displayed in their vehicle
- Guest passes can be obtained from the office
  - Anyone staying longer than 24 hours must obtain a guest parking pass

\*Some income consideration is given to those who receive housing assistance.

\*If you receive an application denial letter you have 10 days after the letter was sent to supply the office with a letter stating why you should be reconsidered for residency at The Voegele. If you have any questions please don't hesitate to call!