

Application Process

We screen our applicants very carefully, and we completely verify all information provided to us on the rental application and from other sources available to us. We investigate work history, credit, rent & eviction history, and national criminal search.

- ❖ Must be twenty-one 21 for lease to be in your name
- ❖ Application fee: \$30.00
- ❖ A separate application must be filled out by each person age of 18 and over listing each other as other occupant – even if married.

If your application passes the screening criteria, you will be offered the property; once offered you will have 24 hours to put down the deposit to hold the property. Once the deposit is put down, the property is taken off the market. Signing of rental agreement and schedule move in date must take place within 15 days of placing the deposit; if this does not happen the deposit is forfeited, and the property is placed back on the market. Should you decline once putting down the deposit; the deposit is forfeited.

Items needed to process application

- ❖ Copy of photo State ID or Driver's License
- ❖ Copy of Social Security card
- ❖ Copy of your last two pay stubs or letter from employer stating salary/rate of pay, length of employment, number of hours worked per week, whether the position is full time or part time and whether or not the position is permanent (Must be presented on company letterhead)
- ❖ If self-employed; copy of tax return form 1040 & Schedule C
- ❖ If retired receiving Social Security or on SSI; copy of your benefit amount (annual report)

Rental Rates

(12-month lease)

MARKET RATES

❖ 1 Bedroom Loft – 1.5 Bath 900 Square feet	\$650.00
❖ 2 Bedroom Townhouse – 1.5 Bath 1000 Square feet	\$700.00
❖ 2 Bedroom End Townhouse – 1.5 Bath 1100 Square feet	\$715.00
❖ 2 Bedroom Single Level Down – 1 Bath 1025 Square feet	\$675.00
❖ 2 Bedroom Single Level Up – 1 Bath 1100 Square feet	\$685.00
❖ 3 Bedroom Townhouse – 2.5 Bath 1200 Square feet	\$750.00

Before moving in

- ❖ Pay deposit...equivalent to one month's rent
- ❖ Sign a written lease agreement
- ❖ Pay first month's rent

Pet Policy

Limit 2 pet / 50-pound weight limit (NO EXCEPTION)
NON-REFUNDABLE PET DEPOSIT \$100
MONTHLY PET FEE \$30

*** All Utilities Paid by Tenant ***

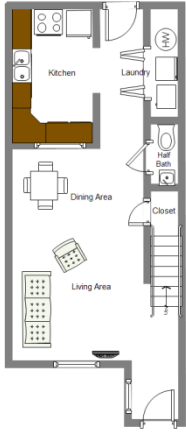
DALTON RIDGE APTS PROHIBITS SMOKING IN OUR RENTALS!

WE DO NOT ALLOW TENANTS TO INSTALL SATELLITE DISHES!

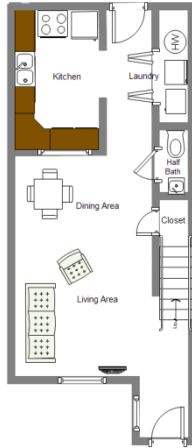
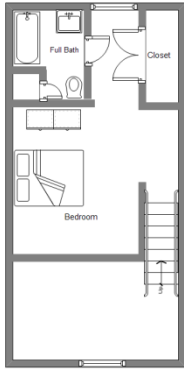
SUBMIT APPLICATION ONLINE!

www.daltonridgeapts.com

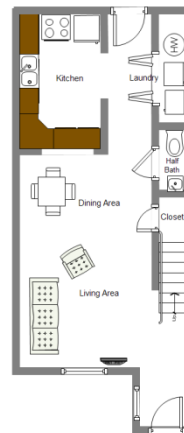
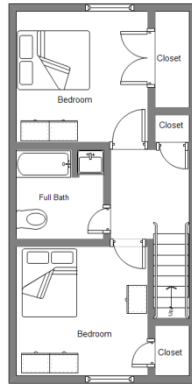
Floor Plans



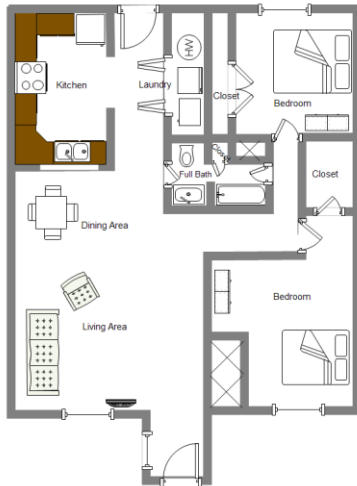
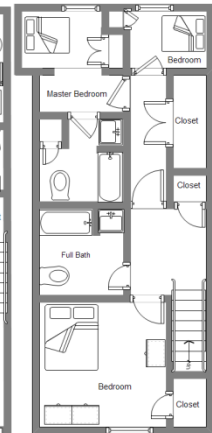
1 Bedroom 1 ½ Bath Loft



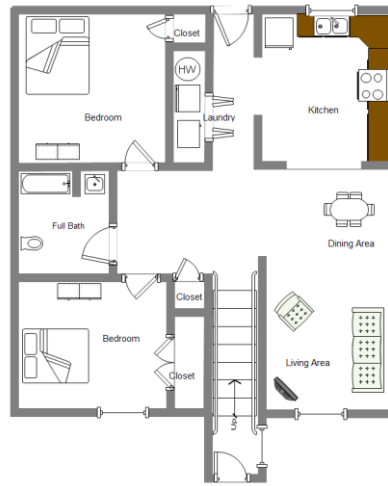
2 Bedroom 1 ½ Bath Townhouse



3 Bedroom 2 ½ Bath Townhouse



2 Bedroom 1 Bath Garden



2 Bedroom 1 Bath Garden

Apartment & Community Amenities

- ◆ Total electric kitchen with range, dishwasher, refrigerator with icemaker, and garbage disposal
- ◆ Electric Central Forced Heat & Air Conditioning
- ◆ Large spacious closets / linen closet
- ◆ Washer / Dryer hookups
- ◆ Private patios
- ◆ High-Speed Internet and Cable Ready
- ◆ Mini blinds
- ◆ Ceiling fans
- ◆ Convenient to shopping, schools & churches
- ◆ Playground for children
- ◆ Two assigned parking spaces
- ◆ On-site storage units available for rent
- ◆ Fully Equipped Fitness Center
- ◆ 24-hour emergency maintenance
- ◆ Canine and Feline Friendly Community
- ◆ ***DALTON RIDGE APARTMENTS PROHIBITS SMOKING IN OUR RENTALS!***



School District

Clinton Elementary
AR Rucker Middle
Lancaster High



Leasing Guidelines

When we hand over the keys to a new tenant, we want to be assured that the lessee will likely abide by the terms of the lease agreement. Most importantly, tenants must be able to meet the financial obligations of the contract, keep the rental unit in good condition, and be considerate of their neighbors. The only way we can evaluate applicants is through checking their rental history and credit. This is done after an interested party fills out an application and submits a non-refundable \$40 processing fee. The information on the application is then verified by TransUnion SmartMove™. The property owner is charged for each application processed, and the fee goes to cover that expense.

Unfortunately, not all applications can be accepted. Applicants who are declined should check with credit bureau to see if the information on their credit report is accurate. Errors can happen. If the information is incorrect and can be verified, the application will be reconsidered.

Just as lenders require applicants to meet income requirements before issuing a loan, property managers must use a set of income guidelines as well. To avoid any misunderstanding, the requirements are spelled out below. The minimum income criteria are as follows:

- ❖ **Total take-home income must be at least 3.5 times the total rent**
- ❖ **Rent plus total credit payments cannot be more than 75% of take-home income**
- ❖ **Unrelated roommates must be able to meet income guidelines by at least 50% each**
- ❖ **Total Income means all salaries, child support, interest income, scholarships, grants, etc.**

When an application is accepted, a security deposit is required to hold the unit. No unit will be held without a deposit. If an application has been accepted and the prospective tenant has been notified, it is that individual's responsibility to provide the security deposit. Until a valid check or cash has been received, the property will remain on the market.

Once tenants sign the lease agreement, they must abide by the terms of the contract for the specified period. Possession is given upon receipt of the first month's rent.

Below you will find things you can be disqualified for when applying to rent and what we expect our tenants in our rental properties once they've been approved. *All applicants 18 years of age and older that will be living in residence must fill out an application.*

Things You Can Be Disqualified for:

- Combined income of all applicants is less than 3 times the monthly rent
- Credit score below 500
- Felony that has been committed in the last 10 years and has not been adjudicated or term served
- Multiple criminal offenses on your record over the last 10 years
- Eviction or breach of lease in the last 8 year
- Hot check written in the last 3 years
- Falsification of application by any applicant
- Money left owed to any landlord
- Multiple collection accounts

