

# ***SMS Development, LLC dba Tropicana Village*** ***APPLICATION COVER***

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## ***PLEASE READ***

*The overall appearance is very important to Tropicana's owners. We truly want this neighborhood to be a pleasant, neat and clean environment in which you and your family are proud to live. Therefore, we will ask for you to please keep your home and yard mowed, trimmed and clean. Thank you in advance.*

*Current Monthly Lot Rent: Single Wide \$245 Double Wide \$260 Front Facing \$300  
Security Deposit due upon move in, equal to one month rent. 1<sup>st</sup> month lot rent also due upon move in.*

## **APPLICATION REQUIREMENTS:**

- All payments must be made by check. No Cash is allowed.
- \$20 APPLICATION FEE, PER LEASE APPLICANT (*Includes credit and background check*). When returning the application, along with the processing fee, please also bring in:
  - ✓ Copy of Driver License for each adult on the lease.
  - ✓ A copy of two (2) weeks paycheck stub for each adult on the lease.
  - ✓ If there is any additional income listed for approval, will also need copy of two (2) check receipts.
  - ✓ Complete and return checklist.
- All adult members of homes must have at minimum a background check, which is a \$7 fee.
- PLEASE BE SURE TO READ THE LEASE AND RULES & REGULATIONS.
  - ✓ Copy of Lease must be issued at this time.
  - ✓ Copy of Rules & Regulations must be issued at this time.
  - ✓ Copy of Flood Disclosure.

**NOTES:** Homes must have deck, shed and minimum landscaping requirements met within six (6) months of move-in date. Also, please be sure to understand all items in the lease especially those regarding: Pets, Disturbances, Lot Care, Children, Fencing, Storage, Occupancy and Guests.

## **CREDIT REQUIREMENTS:**

- Applicant must pass our credit and criminal check. High risk credit applicants may be approved with additional security deposit.
- **Criminal Records: Misdemeanor charges 10 yrs or older. Felony charges 20 years or older.**

**None of the following will be approved no matter the number of years past.  
No Sex Offenders, No Drug Distribution Charges, No Violent Crimes.**