

Chateau Gardens Apartments

Occupancy Standards

Our Occupancy standards are as follows:

One bedrooms are limited to three persons. Studios are limited to two persons.

Rental Criteria

We have a thorough screening process and a NON-REFUNDABLE APPLICATION FEE for each person 18 years of age or older. The application fee is not required if you have been a resident at Chateau Gardens Apartments within the last 12 months and left in good standing.

If you meet the rental criteria and occupancy standard, you will have peace of mind in knowing that other residents have been screened with equal care.

1. Applicants must be 18 years of age or a legally emancipated minor.
2. Each applicant 18 years of age or older, must complete an application and pay the application fee. Each line on the application must be completed.
3. Applicants must have a Social Security card or verifiable Social Security number.
4. Applicants must have one of the following Photo I.D. cards: Valid Driver's License, Passport with Photo, State issued Photo I.D., Tribal I.D., Resident alien, Alien resident, United States Government Employee or Military I.D.
5. Criminal background: Chateau Gardens is a crime-free community and will conduct a criminal background check on all applicants. Applicants may be denied based on criminal convictions based on the following:
 - a. **Felony Convictions.** No felony convictions within the past seven (7) years from date of conviction or release from custody, whichever is later, for crimes against persons or property or of a violent nature, including but not limited to murder, manslaughter, assault, arson, robbery, burglary, theft, criminal damage, domestic violence, any crimes involving weapons, or drug-related crimes other than drug manufacture or sales (with regards to drug manufacturing and sales refer to Par. 5.c.).
 - b. **Misdemeanor Convictions.** No misdemeanor convictions within the last three (3) years from date of conviction or release from custody, whichever is later, for crimes against persons or property or of a violent nature, including but not limited to assault, theft, disorderly conduct, any crimes involving weapons, or drug-related crimes other than drug manufacture or sales (with regards to drug manufacturing and sales refer to Par. 5.c.).
 - c. **Drug Manufacture or Sale.** No misdemeanor or felony convictions ever for illegal manufacture or distribution of a controlled substance as set forth in 21 U.S.C. 802.
 - d. **Crimes Against Children and Sex Crimes.** Convictions for crimes against children and sex crimes will be evaluated on a case-by-case basis, and a longer prohibited time period may apply than that stated above.
6. Applicants will be denied if there is a Forcible Detainer (Eviction) or Collection against them from any other rental property.
7. Applicants will be denied for falsifying their application.
8. Co-signers are not accepted.
9. Applicants must submit with the Application proof of income or satisfactory funds from any verifiable source equal to or greater than 1.5 times the amount of monthly rent.