



QUALIFICATION STATEMENT

ALL required components of the application, identity verification, income verification, and required fees must be completed within 3 days or the application will be declined.

(Please read before filling out Application)

INCOME GUIDELINES

Your gross monthly income must be equal to 3 times the monthly rent of the requested unit

Co-signers must make 4.5 times the monthly rent in order to be added to the lease

MINIMUM AGE REQUIREMENTS

All applicants must be 18+ years old at time of application.

EMPLOYMENT

The applicant must be gainfully employed, verifiable through your employer, or be able to provide satisfactory proof of adequate income from other sources. Self-employed applicants must supply most current tax records

CREDIT/CRIMINAL HISTORY

We use a third party service to perform credit and criminal checks.

ROOMMATES

Each roommate must submit an Application and an Application Fee

FEES

\$50 Application Fee per adult

\$250 Administration Fee (Non-Refundable)

\$250 Security Deposit

\$300 pet fee for initial pet, \$200 pet fee for an additional pet (non-refundable)

Maximum of 2 pets per apartments. All pets must be approved by management. Certain species may be declined.

Transfers require a new pet fee (per pet).

\$25 monthly pet rent for each pet. (2 max)

PET POLICY

50 lb weight limit (2 pets allowed). We do not accept any aggressive breeds: (Rottweilers, Dobermans, Chows, Pit Bulls, Staffordshire Terrier, German Shepard, Presa Canarios, Akitas, Wolf-Hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies or any mix thereof.) All pets must be pre-approved by management. We reserve the right to decline any pet or breed.

LEASE TERMS/CLAUSES

6-12 month leases are offered. Month to month leases are available with a monthly fee ONLY after the initial lease term has been fulfilled. A full 60 day written notice to management is required before moving out.

EARLY LEASE TERMINATION

A full 60 day written notice is required, rent payment for that 60 days, and an early termination fee are due on or before date of move out. Please ask office management for details.

Month to Month leases require a full 30 day notice.

RENT

Rent is due on the 1st of each month. If rent is paid after the 5th, there is a 5% late charge that will be added to your account. Rent will only b accepted in form of a cashiers check or money order after the 5th of the month. If rent and late fee are not paid by the 10th, eviction papers will be filed and there will be 10 days to vacate after papers have been served.

OCCUPANCY

In keeping with the approved occupancy standards, occupancy is limited to the following per bedroom: 1 bedroom – 2 persons/2 bedrooms-4 persons/3 bedrooms-6 persons

INTERNATIONAL APPLICANTS WITHOUT A SOCIAL SECURITY NUMBER

International Applicants with no social security number: In lieu of a social security number to verify credit and criminal status such applicant may be approved with verification of employment and/or income. A valid passport and a valid work or student visa is required. An additional deposit may be required.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date