



QUALIFICATION STATEMENT
(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 the 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
- \$175 Administration Fee (Non-Refundable)
- \$100 to One Month's Rent Security Deposit
- \$300 pet fee for initial pet, \$150 pet fee for an additional pet (non-refundable)
- Maximum of 2 pets per apartment. All pets must be approved by management. Certain species may be declined.
- \$10 monthly pet rent for each pet. (2 max)
- \$10 Monthly Trash Fee
- \$5 Monthly Pest Control Fee

CANCELLATION POLICY

At any time within 3 days of the day of Application, Applicant may cancel this Application by giving written notice to Management. Management will return the Security Deposit upon such cancellation.

If this Application is approved and the Applicant cancels after 72 hours from the date of this application, the entire deposit will be retained by Management in consideration for reserving the apartment.

PET POLICY

75 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

3-12 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 30 day written notice is required, rent payment for that 30 days, and a two-month rent penalty fee are due on or before date of move out. Please ask office management for details. The two-month penalty fee will be required before acceptance of the 30day notice.

Month to Month leases requires a full 30day 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 be accepted in form of a cashier’s 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 10days 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

Applicant Signature

Date

Applicant Signature

Date