

RENTAL CRITERIA

Application Fees

- Non-Refundable Application Fee: \$63.70 per person over 18 years old
- Holding Deposit: \$250.00 (Will be applied towards your Security Deposit balance). Holding deposit is refundable if application is canceled within 72 hours or if application is denied.

Security Deposit:

- \$500 upon approved credit approval
- One month's rent upon conditional credit approval

Pet Policy:

- Pet Deposit: \$500.00, Pet Fee: \$60.00/month (Dog), \$50.00/month (Cat)
- Maximum 2 pets per unit
- Weight Limit: 50lbs.
- Breed Restriction: Pit Bull Terriers Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-Hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies.

Income Requirements

- Applicant(s) must have an original, verifiable income equal to, or greater than, 3x the market rent. Guarantors must have original, verifiable income equal to, or greater than, 5x the market rent.

Rental Qualifications

- Applicant(s) must provide at least 2 years of verifiable 3rd-party or mortgage payment history. Residing with family or friends will not be considered as having a 3rd-party rental history. Applicants who do not meet the above requirement but who otherwise qualify, will pay an increased security deposit equal to 1 months' rent

Credit Qualifications

- Our system generates a risk vs. credit score. Bankruptcies, judgements, and balance(s) owed to other management will be denied.

Utility Fees

- \$75.00 General Parking or \$125.00 Reserved Parking
- \$65.00-85.00 Avg. Utilities (Dependent on unit size, single, or double occupancy) Gas, Trash, Water, & Sewage •
- Internet & Cable Options (Residents Responsibility) AT&T, Spectrum, Verizon. • We cover your electricity!

Renter's Insurance

- Policies must include a minimum of \$100,000 liability, personal property, and The Flat Apartments must be listed as a party of interest. Option to enroll with our preferred provider Asset Protect at an additional \$18.00/month