

Qualification Guidelines & Occupancy Standards

Age: Applicant must be of legal age, 18 years or older.

Financial Responsibility: Verifiable income and monthly income must be two and one-half times the monthly rent of the apartment home applied for.

Credit history: Cannot have any evictions
Cannot have any judgment from another property management company or apartment community.

A criminal background check is conducted for each applicant, covering the past 7 years.

Residential History: Previous residency must be verifiable. Applicants are required to have fulfilled all the terms of any applicable lease agreement.

Employment: Employment must be verifiable. If no employment history exists, the applicant must show a means of financial support for a period of one year (six months of bank statements).

Pets: Pets are limited to Two per apartment and may not exceed twenty-five pounds full grown. Pet owners are required to have a pet deposit of \$350 for each pet in addition, a pet photo is required, along with a \$60.00 DNA and sign a pet agreement and \$50.00 a month pet rent per pet.

Occupancy: For reasons of public health, occupancy guidelines have been created. They are as follows:

- A maximum of two people in a studio
- A maximum of three people in a 1 bedroom/1 bath
- A maximum of five people in a 2 bedroom/1 bath

Vehicles: Carport is assigned one per unit, Commercial vehicles, recreational vehicles, boats and trailers are not permitted on the property at any time. No car repair at any time.

Things you will need to apply:

- 1) State ID
- 2) Social Security Card or Passport or Visa
- 3) Last 3 pay stubs
- 4) Money order of \$50 per person over 18
- 5) Money order of \$200 as your holding deposit

Proof of Renter's Insurance Policy of \$100,000 liability is required at move-in.