



## RENTAL CRITERIA

### **Application Fees**

- Non-Refundable Application Fee: \$60.00 per person over 18 years old
- Non-Refundable Administrative Fee: \$200.00

### **Lease Term Solution (Deposit Alternative):**

- Each applicant(s) must sign up for Lease Term Solutions (LTS), Deposit Alternative. If the applicant(s) is approved, the applicant must pay a \$250 sign up fee for LTS. If the applicant(s) is approved with conditions, they must pay a \$400 sign up fee.

### **Pet Policy:**

- Pet Deposit: \$250/pet, Pet Fee: \$25.00/month (Cat and Dogs under 30 lbs); \$40.00/month (Dogs above 30 lbs)
- Weight Limit: 100lbs.
- 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 3 times (gross) the market rent. Guarantors must have original, verifiable income equal to or greater than 5 times

### **Rental Qualifications**

- Applicant(s) must provide verification of income from their employer.

### **Credit Qualifications**

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

### **Utility Fees**

- Water, Sewer and Gas is responsibility of the residents. Water, sewer and gas are averaged out
- Electricity: ComEd - Sub-metered per unit.

### **Renter's Insurance**

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

