

APPLICATION FUNDS:

The application processing fee is \$50.00 per each individual over the age of 18 **in the form of money order, debit card, credit card, or certified funds.** We cannot accept personal checks for application fees.

EMPLOYMENT HISTORY:

You must be currently employed for at least six months. Your gross monthly salary must be three (3) times the monthly rent. If you are a student, you will need to provide documentation of financial aid or loans. If you are accepting a new position, you will need to provide a letter of intent with your begin date and salary. If you are self-employed, you must provide your quarterly statement from the IRS or a copy of the 2 most current bank statements from the business. **If you can not provide documentation, we will not be able to accept the application.**

RENTAL HISTORY:

All prior addresses will be checked and prior rental history must be in a good standing with no outstanding balances owed. **Any evictions or balance due to a rental complex will result in an automatic denial.**

CREDIT INFORMATION:

We require you to have satisfactory credit. In some cases we may require more of a security deposit. Any extra deposit will not be applied to rent and will remain in a separate escrow account to be returned to you at the end of your lease. If you owe a balance to a utility company, it is an automatic denial until that bill is paid a receipt is provided. **A Co-Signer will only be allowed if you are a student and you can not meet the income requirements.**

CRIMINAL BACKGROUND:

We require you to have a clear criminal background check. If you have rule to vacates, evictions, or felonies on your background check we will not be able to rent to you.

Lease Terms

Long Term lease terms are 6, 9, 12, 18, or 24 months. Leases under 12 months have an increase in the rental amount.

PET DEPOSIT & FEE

Some of our units allow pets. There is a \$250.00 non-refundable pet fee for the 1st pet and a \$150.00 non-refundable pet fee for a 2nd pet due prior to moving in. ****Please note that not all breed of pets will be allowed in the units**** Each owner has the right to request an additional pet fee or pet deposit.

Furnishings

Furnished units include all large appliances and complete furniture package. Bed Linens, towels, cleaning products, vacuums, and dishes are not provided. Each condo is individually owned; therefore, the items that are provided differ per unit. When you tour a unit, the items that are in the unit will remain in the unit. Anything that is missing will not be placed in the unit.

Security Deposit

Security deposit is equal to the rental amount of the unit. Some individuals could be required to pay a higher security deposit slow credit. All security deposits must be paid with a money order or certified bank check. We can not work with anyone on a security deposit; all deposits must be paid in full prior to move in.

Departure Cleaning Fee

A departure cleaning fee of \$105.00 is required for each rental unit to assist with move out cleaning.

Electricity

Long term residents are required to have the electric turned on in their name before move in. If you have not provided confirmation, **we will be unable to hand out the unit keys.** See your long term representative for information as to which electric company handles your property.