



Rental Criteria

Application Fees:

- Non-Refundable Application Fee: \$48 (Per Person-18 years old or greater)
- Holding Deposit: \$200 (Holding deposit will be applied to your move in cost estimate)
- Corporate Application Fee: \$65 and \$26 criminal occupant screening fee (Per Person-18 years old or greater).

Security Deposit: (On approved credit only)

Lease Terms: (Based on availability)

- 1 Bedroom Apartments: \$595
- 2 Bedroom Apartments: \$695
- 3 Bedroom Apartments: \$795
- 8-11 months (additional \$100/month)
- 13-18 months (standard rate)

Pet Policy:

- Additional Deposit: \$400 (1 pet) or \$600 (2 pets). Breed restrictions apply. Maximum 2 pets per apartment. \$50/month pet rent (per pet).

Income Requirements:

- Applicant(s) must have original, verifiable income equal to or greater than **2.75 times** (gross) the market rent. Guarantors must have original, verifiable income equal to or greater than **4.5 times** (gross) the market rent.
- Income is verified through The Work Number. If no records are found through the Work Number, the applicant will be asked to provide their banking information or upload a recent pay stub to validate their income. Applicant must be employed within 125 miles of the residential property, unless the employment position is remote or if the applicant is applying as a guarantor. Signed offer letter of employment is accepted if start date is within 14 days of move in date.

Rental Qualifications:

- At least 3 years of verifiable 3rd-party or mortgage payment history. *Residing with family or friends will not be considered as having 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.

Utilities: (market rents do not reflect utility costs)

- **Account numbers for gas/electricity must be provided at or before move-in**
- Water: Sub-metered and is based on usage
- Sewer: **\$26.20/month** (flat rate)
- Trash: **\$25.16/month** (flat rate)
- Frontier Internet Services: **\$60/month** (1 Gig Internet speed)

Renter's Insurance: (is mandatory upon move-in)

- Policies must include a minimum of \$100,000 liability, \$10,000 personal property, and Circa 2020 must be listed as a party of interest.
- Option to enroll with our preferred provider RLL at an additional **\$16.50/month**.

Additional Parking: (upon manager approval)

- \$45/month for uncovered
- \$75/month for carport
- \$125/month garage