



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: \$48 and \$26 criminal occupant screening fee (Per Person- 18 years old or greater).

Security Deposit: (On approved credit only)

- Studio Apartments: \$500
- 1 Bedroom Apartments: \$600
- 2 Bedroom Apartments: \$700

Lease Terms: (Based on availability)

- 8-11 months (additional \$100/month)
- 13-18 months (standard rate)

Pet Policy:

- Additional Deposit: \$400 for 1. \$600 for 2. Breed restrictions apply. Maximum 2 pets per apartment.
- \$40/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.
- All legal, verifiable income will be considered. Acceptable proof of income is, but not limited to: paystubs (equal to one 1 months' salary), 3 months of bank statements (account must be in applicant's legal name), most recent tax return, or signed employment letter (dated 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 up to 2 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: **\$24.04/month** (flat rate)
- Trash: **\$35.00/month** (flat rate)
- Frontier Internet & Cable: **\$65/month** (50/50 internet speed & preferred channel lineup)

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

- Policies must include a minimum of \$100,000 liability, \$10,000 personal property, and The Crossings 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)

- **\$75.00/month** and is subject to change (*must have at least 2 leaseholders in order to qualify for an additional parking space.*)