



BLACK RIDGE
TOWNHOMES
940 S Capaldi Dr. St George, UT 84770

Application Process

Application Fee	\$45.00 per adult applicant. Any household member over the age of 18 must complete application and screening process.
Lease Initiation Fee	\$300 which reserves the apartment home guaranteeing quoted rental rate and lease expiration date. (one fee per household) Refundable if application is denied or cancelled within 48 hours of screening.
Security Deposit	2 & 3 Bedroom - \$500-1000 refundable security deposit for approved applicants. Applicants who are Approved with Conditions may have <u>additional</u> deposit fees.
Pet Deposit	\$400 refundable deposit charged <u>per apartment</u>
Pet Fee	\$400 non-refundable fee <u>per dog</u> \$300 <u>all other pets- excludes fish</u>
Pet Rent	\$45 monthly charge <u>per pet</u> (two pets maximum)

ANIMAL RESTRICTIONS MAY APPLY. PLEASE SPEAK TO A LEASING AGENT FOR FULL DETAILS. SERVICE ANIMALS VOID OF PET FEES.

***Additional Required Community Charges** - \$130 monthly: Media package (internet/smart home), Pest Control \$6.00 monthly, Parking Permits. Renters' Insurance is REQUIRED. If you do not carry the required 100,000 liability insurance, with Black Ridge Townhomes listed as the "additional insured" or "interested party" a Limited Liability Insurance policy will be provided to you at a cost of \$15 per month and automatically added to your rent charges upon move in.

Income Requirements

- Household income: 3 X the rent
- Good, favorable credit
- Rental verification (If applicable)

Utilities

- A) You are responsible for water/sewer, electricity, and trash.
- B) **Water/Sewer/Gas (common) varies monthly** & recurring administrative per month fee. Water/Sewer and gas systems will post to your Resident Portal Account. Pay with your rent each month!
- C) **Electricity** – St. George Utilities – all kitchen appliances, AC, Washer, dryer and water heater. To townhome
- D) **Internet** – Included Quantum Fiber 200 Mbps–upgrade package available \$35 – 2000+ Mbps (available through Quantum once you have moved in and set up your account)
- E) **Carports / Garages included with townhome rent.**

