



# BROOKFIELD

A P A R T M E N T S

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[www.brookfield-living.com](http://www.brookfield-living.com)

## Application Process

<b>Application</b>	\$50 per adult applicant. Any household member over the age of 18 must complete an application and screening process.
<b>Lease Initiation Fee</b>	\$299 which reserves the apartment home guaranteeing quoted rental rate and lease expiration date. (one fee per household) Refundable if application is denied.
<b>Security Deposit</b>	\$500 refundable security deposit for approved applicants. Approved with Conditions may have additional deposit fees ranging from \$500 or equal to first month's rent
<b>Pet Deposit</b>	\$500 refundable deposit charged <u>per apartment</u>
<b>Pet Fee</b>	\$500 non-refundable fee <u>per dog</u> \$300 <u>all other pets- excludes fish</u>
<b>Pet Rent</b>	\$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** - \$122 monthly: Wi-Fi, Valet Trash, Pest Control, Parking Permits. Renters' Insurance is REQUIRED. If you do not carry the required 100,000 liability insurance, with Brookfield 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.

## Requirements

- Household income: 2.5 X the rent
- Good, favorable credit
- Rental verification (If applicable)

## Utilities

- A) You are responsible for water/sewer, electricity, and gas.
- B) **Water/Sewer** is individually metered through Water Systems - \$20 one time set up fee & \$11 recurring administrative per month fee. Water Systems will post to your Resident Portal Account. Pay with your rent each month!
- C) **Electricity** – Dixie Power – all kitchen appliances, AC, power to the apartment
- D) **Gas** – Enbridge Gas (formerly known as Dominion Energy) Heat, Water Heater, and Dryer
- E) **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)

**Carports / Garages included with most apartments \$25-\$100**



## RENTAL EXPENSES DISCLOSURE

Date of Disclosure \_\_\_\_\_ Date unit is anticipated to be available \_\_\_\_\_

Community/Property Name \_\_\_\_\_

Property Address \_\_\_\_\_

This rental disclosure is given pursuant to Utah law. This is not a contract nor is it legally binding as to the amounts or terms. The final rental agreement is the binding document. The information contained herein is valid as of the date above. You should request additional disclosure if the application process is not completed timely. Rental amounts may fluctuate based upon availability and market conditions.

You should review the lease agreement before signing. After application, if the terms of the lease are different than those disclosed herein and you determine not to accept those terms, you may be entitled to a refund of the application fees paid. After rejection of the lease terms due to the differences or non-disclosures, you may request such refund if made in writing within five (5) business days, specifically stating the differences and the cause for such request. The request must be made as required by Utah law.

Some regular, required monthly charges such as utilities may be based upon actual usage and/or seasonal variable rates and will vary from month to month. Some optional and/or avoidable fees are not included in this disclosure, including but not limited to pet rent, late fees, washer/dryer, valet garbage etc.

### One-time fees or deposits:

Application Fee:	\$ _____	
Lease Initiation Fee:	\$ _____	
Security Deposit:	\$ _____	(Subject to change based on Applicant criteria)
Other _____	\$ _____	

### Monthly required amounts per the Residential Rental Agreement

Monthly Rent Amount:	\$ _____	Gas (approx.)	\$ _____
Garage/Storage	\$ _____	Electricity (approx.)	\$ _____
Parking	\$ _____	Water/Sewer/Trash (approx.)	\$ _____
Tax	\$ _____	OR	
Insurance	\$ _____	Utilities or services to be established in tenant's name(s):	
Media/Internet/Cable	\$ _____	_____	
Other _____	\$ _____	_____	
Other _____	\$ _____	_____	

The following criteria will be reviewed as part of the applicant approval process:

- Criminal History on a case-by-case basis
- Applicant's credit score and/or credit history (security deposits and rates may change based upon credit history)
- Applicant's regular income, employment, and/or other sources of income
- Rental history and whether amounts are owed to prior housing providers

*Management has attached a copy of the rental criteria for this community/premises which will be used to approve an applicant. The review and approval process is done on a first-in, first-reviewed basis. Management does not discriminate based on race, color, national origin, religion, sex, familial status, disability, sexual orientation, gender identification or source of income in the application or leasing process.*

