



REAL ESTATE EQUITIES

Application Requirements, Application Fees and Unit Reservation

Application Fees

The application fee must be paid at the time of application for each person 18 years or older. Application fees are non-refundable. If an applicant has a letter of guarantee for the application fees, the fees must be paid by the organization within 24 hours of application submission, or the application will be canceled.

Application Requirements

All people 18 years old or older must fill out an application. We encourage all applicants to apply online, however paper applications will be accepted if requested by the applicant. An incomplete application will be rejected. Any false information on the application is grounds for denial of the application, or termination of an existing lease if determined after you have already moved into the building. All information must be legible and verifiable. If the information on the application cannot be verified or is omitted, this is a reason for rejection. The application must be signed and dated by the applicant. Every applicant 18 years or older must provide a current government-issued photo identification document.

Holding Fee

The holding fee required at the time of application. The holding fee will become part of the security deposit if the application is approved, and the applicant takes possession of the unit. The holding fee will be refunded to the applicant if the applicant is denied residency, or the applicant elects to cancel within 72 hours of submitting the application. If the holding fee is not paid within 24 hours of starting the application, the application will be canceled.

Letters of Guarantee (if applicable)

If an applicant has a letter of guarantee for the application fee, holding fee, security deposit and/or first month's rent, the letter of guarantee must be provided at the time of application. Letters of guarantee for the application fee(s) and holding fee must be paid with the understanding that the funds must be paid on behalf of the applicant, even if the application is rejected. We are unable to accept letters of guarantee that only provide payment based on approval of the application and a lease being signed. Guaranteed funds for the security deposit and/or first month's rent must be paid prior to keys being received and the applicant taking possession of the unit.

Online Payments and Partial Payments

Management does not accept any form of paper payment. Payment for rent and other fees can be paid online through Rent Café via ACH from a bank account, with a debit or credit card, or can be made in person via Walk in Payment System (WIPs). Management does not accept partial payments.

Security Deposits

Approved Screening Result (without conditions): The security deposit will be the standard amount. The holding fee will become part of the security deposit, and the household will be required to pay the additional amount prior to taking possession of the unit. Management reserves the right to change this policy as needed.

Conditionally Approved Screening Result: The security deposit will total one month's rent. The holding fee will become part of the security deposit, and the household will be required to pay the additional amount prior to taking possession of the unit. Management reserves the right to change this policy as needed.



We are a fair housing provider. We operate in accordance with federal, state, and local fair housing civil rights laws. No applicant will be discriminated against based on gender race, national origin, color, creed, marital status, ancestry, religion, familial status, status regarding public assistance, source of income, age, sex, sexual orientation, identity, status as a victim of domestic abuse, sexual assault, stalking, or disability.

Unit Hold Policy

Management requires that the applicant household must be able to start their lease for the unit they apply for within 15 days of the application approval date if the unit is currently vacant or within 15 days following the date the unit is available for occupancy. If the applicant household cannot start their lease within the required timeframe, the application will be denied, and their holding fee forfeited. Management reserves the right to change this policy as needed.

Waiting Lists

Management does not keep a waiting list. Units are available on a first come, first serve basis.

