



## REAL ESTATE EQUITIES

# Lease Signing and Move-In Requirements

### Letters of Guarantee (if applicable)

Letters of guarantee for the security deposit and/or first month's rent must be paid with the understanding that the funds are paid on behalf of the resident. We are unable to accept letters of guarantee that only provide payment based on 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.

### Lease Terms

Management does not offer lease terms shorter than 6 months, nor do we offer month-to-month leases. If a household fails to respond to lease renewal notices after they have moved in, their lease will be terminated upon notice from management.

### Move Out Restrictions

Our lease does not allow for move outs in November, December, or January.

### 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.

### Payment at Lease Signing

Management requires all fees to be paid by the approved applicant prior to receiving keys and taking possession of the unit. If a lease begins on the 24th through the 31st of any month, the applicant is required to pay the current month's prorated rent as well as the following month's rent to receive keys and take possession of the unit. If you are offered a concession, your concession will be applied to your account once you have paid your security deposit and first month's rent, based on the above.

### 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.

