



CRIMINAL BACKGROUND SEARCH: A criminal background search will be conducted for each applicant and occupant over the age of 18. It is our policy not to lease to applicants with felony offenses or evictions. If the criminal background search and /or information provided by you reveals past criminal behavior or pending criminal charges, within the past 7 years, we may reject your application.

VERIFICATION OF THE FOLLOWING ITEMS IS REQUIRED FOR APPROVAL.

The applicants' income must meet or exceed 2.5 times the monthly rent. Income must be verified with 3 recent paystubs or if self-employed, the previous year's tax return. The applicants' rental history, for the past 2 years must be verified with the previous landlord. Acceptable history will be no more than 2 late payments or one non-sufficient funds check in the past 12 months, no balance due to any previous rental manager/company & no previous evictions. Satisfactory credit including a Fair Isaac Credit Score of 575 or better and no collection accounts with a previous rental manager/company.

In lieu of proper income verification or a qualifying credit score, a guaranty of lease (from a qualified guarantor with a credit score above 600 may be accepted and an additional \$25 application fee will be due to defer the cost of credit processing) or a double deposit may be accepted.

SECURITY DEPOSIT The required security deposit will be determined by your credit score.

Classic Floor Plan \$99 - \$600

Premier Floor Plan \$300 - \$600

BEFORE MOVE-IN Security deposit and first month's rent must be paid in full prior to moving in. All lease paperwork must be complete & renter's insurance must be obtained prior to moving in.

NO PETS ALLOWED