

APPLICATION REQUIREMENTS:

This community provides an equal housing opportunity for all people. All applicants and prospective occupants 18 years of age and older must complete a rental application. Criteria for each applicant is as follows:

- Gross income of at least 2 times the amount of rent.
- One form of government-issued identification. If international, a Visa is required.
- If you are employed, PDF earnings statements covering the 4 most recent weeks. *Note, we require PDF earnings statements downloaded directly from your payroll website. Pictures or scanned images of documents are not acceptable.* A new hire letter may be required for new employment.
- If you have non-employment income and/or are self-employed, PDF bank statements covering the 3 most recent months. If applicable, business bank statements can be provided, but a personal bank statement may also be required. *Note, we require PDF statements downloaded directly from your bank account website. Pictures or scanned images of documents are not acceptable.* PDF tax documentation can be provided as well but cannot be used by itself to verify income.
- Verification of relevant positive credit payment history.
- No disqualifying criminal felony or misdemeanor offenses.
- If you are a student applicant, a copy of your acceptance letter and proof of grants/loans if specified for housing.
- If you are an international student applicant, a copy of your I-20 form.

Upon investigation and verification of the information provided, we will provide a recommendation regarding approval or denial of residency. In the event all requirements are not met, a qualified co-signer may be required. Co-signer applicants must be 21 years of age or older.

UPFRONT FEES:

- **\$65** - Non-refundable application fee per applicant (one \$65 fee per married couple).
- **\$250** - Non-refundable (if qualified) reservation fee (applied to your security deposit).

SECURITY DEPOSIT:

Based on your credit check, your security deposit can range anywhere from \$500 to 2 full months' rent.

OTHER:

- Rents may vary depending on the lease term.
- All documentation must be submitted within 3 days of deposit. Failure to do so may result in cancellation of your application and forfeiture of your initial \$250 reservation fee.
- The balance of your security deposit, all applicable rent and any additional fees are due at leasing signing. Lease signing is due upon receipt of your lease. If move-in is within 7 days of the lease signing, certified funds are required.
- Prior to move-in, you must provide a renter's insurance policy as outlined in the lease.