

APPLICATION PROCESS:

WE WILL CONTINUE TO CONSIDER APPLICATIONS ON A HOME UNTIL THERE IS AN APPROVED APPLICANT WHO HAS PAID THE EARNEST MONEY.

In addition to the rental application, applicants must provide a copy of a valid form of identification, proof of income, and rental or residency references. All applications will be considered and accepted until an application is approved and **earnest money has been paid**. Once an application is submitted, it may take up to 7 days to process the application and verify the information listed or provided.

EARNEST MONEY DEPOSIT:

Once an application is approved and the lease has been signed by all parties to the lease agreement, an earnest money deposit is required to hold the property until move in. Until the earnest money/holding deposit is paid, the property will continue to be marketed and applications received.

IN ADDITION TO THE APPLICATION FEES, THE EARNEST DEPOSIT BECOMES 100% NON-REFUNDABLE UPON RECEIPT. The earnest deposit will be applied towards the total required move in funds.

INITIAL MOVE-IN COSTS:

- First Month Rent + Rental Tax where applicable + \$50 Resident Benefit Package Setup Fee
- First Month of Pet rent if applicable, per pet. Does Not apply to Assistive Animals.
- Security Deposit must be a minimum of an amount equal to the monthly rent but not greater than 1.5 X the monthly rent. (refundable)
- Cleaning deposit (refundable)
- Pet deposit, if applicable \$300 per pet. (refundable) (Some Breed Restrictions Apply) – Does Not Apply to Assistive Animals
- Lease Preparation and Administration: \$250 One-time charge

RECURRING MONTHLY CHARGES:

- Rent + Rental Tax (where applicable)
- Pet rent if applicable, per lease agreement. Does Not apply to Assistive Animals

- \$50 Resident Benefit Package – (includes renters' insurance, credit reporting, rewards program, and much more – (see below details)