

## STATEMENT OF RENTAL POLICY and PROPERTY RULES

- AVAILABILITY:** Based on availability when application deposit is made.
- INCOME:** Monthly rent shall not exceed 25% of gross monthly income. Allowances from parents, scholarships, study subsidies, and/or other inconsistent income such as alimony, commissions, or tips will require written verification and may be disallowed for qualifying purposes.
- RENTAL APPLICATION:** To be completed by each applicant without omission or falsification.
- BACKGROUND CHECK:** A complete check of applicant's credit, rental, employment, criminal and check writing history will be made. Each applicant will be charged a \$25.00 non-refundable application fee.
- AGE:** Applicants must be at least 18 years of age unless familial status applies.
- OCCUPANCY:**  
No more than two (2) occupants in a one bedroom  
No more than four (4) occupants in a two bedroom  
No more than six (6) occupants in a three bedroom  
  
Infants under the age of 12 months are not counted as occupants
- PETS:** One pet per apartment home is permitted. Pets must be adult and not weigh more than twenty (20) pounds. Cats must be declawed and male cats must be neutered. Owners of fish tanks, 20 gallons or more, must provide proof of renter's insurance. A \$300 pet deposit is required.
- VEHICLES:** Two (2) motor vehicles per apartment are allowed. Boats and trailers are not permitted.
- WATER FURNITURE:** Applicants must provide a copy of their water bed insurance and renter's insurance prior to move-in.
- RENTAL PAYMENT:** Rent is due on the first of each month. There will be a late charge of \$25 for all rent paid after the fifth of the month plus a charge of \$5 per day thereafter.
- EQUAL HOUSING:** We are pledged to the letter and spirit of U. S. policy for the achievement of equal housing opportunities throughout the nation regardless of race, color, religion, sex, disability, national origin, or familial status.