It is our policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap, marital status or family status.

All applicants agree to meet the following Occupancy Standards:

1. All persons leasing must be of legal age to sign a contract (18 years and older).
2. All Applicants must have current verifiable employment and/or provide documentation of

income.

1. Applicants must have verifiable residence history with good payment and rental references.
2. Relatives are not acceptable rental references.
3. Daytime phone numbers are needed for rental references.
4. All applicants must have a favorable credit rating the past two years.
5. Applicants will not be accepted for the following derogatory credit records: moneys owed to an apartment or landlord, or an eviction during the last five years.
6. No Smoking is permitted in or outside of the property.
7. No Pets are allowed on the premises at any time – no exceptions
8. No applicant convicted of a felony or a drug related charge within the past five years will be accepted for residency.

Application Fees & Deposits

1. $25 for each applicant. (i.e. co-signers, roommates, brothers, sisters, and any other individual over 18, are considered individual applicants and must pay a separate application fee)
2. All applications must include copy of legal ID and Proof of Employment documentation.
3. Upon acceptance of application, a holding fee of $500 will be required to hold the property until move-in. This fee must be paid by personal check and is non-refundable should applicant decide not to rent the property.
4. The first month’s rent and $1000 security deposit must be paid in fullbefore move-in date. Holding fee will be deducted from security deposit amount due.
5. Rent payments are due on the first day of the month, to be deposited to Landlord’s bank account no later than the 5th of each month. Payment after the 5th day will include late fee(s).
6. Third party checks will not be accepted.