



Qualifying for an apartment with Three Oaks Properties...

To qualify for an apartment with Three Oaks Properties, you must have the following:

- a credit score of 700 or higher
- a net monthly income equal to 2 1/2 times the rent or higher
- good rental history

What if I don't Qualify?

If you don't qualify for an apartment on your own, then you may choose our "lease guarantee" option, where a qualified third party would act as your "lease guarantor" - which means they would be responsible for all terms of your lease including payment of rent and utilities.

A "lease guarantor" must:

- be 25 years or older
- have a credit score of 700 or higher



Application & Holding Deposit

There is a \$50 application fee (per person/non-refundable) which is due with the rental application. There is also a \$200 holding deposit for all apartments. This may be put down anytime after the showing to hold a specific unit for you. Once you have signed the lease, the holding deposit is applied to your security deposit.



Pet Policy

We welcome pets with the following requirements:

- Management approval
- \$300 pet deposit (\$150 may be refundable)
- \$25 a month for pet rent
- Proof of yearly vaccination & vet records
- Provide current photo



Community Outreach...

This fall we are going to be offering an opportunity for our residents to get involved in a community outreach project, such as "Meals on Wheels" or "Habitat for Humanity." Three Oaks is looking forward to giving back to the Ypsilanti community and would love you to join us!

Painting Policy

You may choose to paint your apartment with the following requirements:

- Paint colors must be approved by management
- Apartment must be properly prepared before painting begins
- All residents (on the lease) must sign the Three Oaks "Paint Agreement"
- Walls must be returned to their original condition prior to move-out

About us

Three Oaks Properties provides quality housing, affordable pricing and exceptional service to the Ypsilanti community with its central focus on **EMU Campus**. We offer studios, 1, 2 and 3 bedroom apartments, all within walking distance to EMU. Our office is conveniently located at our 509 W. Forest property, and we offer fast, dependable maintenance service 24/7. If you're looking for a small family-like atmosphere and a friendly management staff, we are just the place for you!



Quality Living. Affordable Prices. Dependable Service.

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