



Qualification Standards

Income Verification:

We accept all sources of verifiable income pending review of the requirements of the program. Your monthly income must be three times the amount of the rent based on gross. Providing three recent pay stubs expedites the processing of your application.

Credit & Criminal Background Checks:

We use a third party credit agency for all credit checks & criminal background checks. The credit agency determines your credit worthiness and obtains criminal background information. Based upon their findings, rental/mortgage verification and income verification, a deposit will be determined. However, if an applicant does not meet our qualifications standards a letter explaining the reason(s) for the rejection will be mailed to you.

Deposits & Administrative Fee:

Administrative Fee: \$300 Non-Refundable Fee
Per Apartment Home – Paid when “reserving your home and/or being added to the waitlist.

To Reserve Your Home with Painting Choices: \$100 Additional Deposit; Refundable within 72 hours of renting or declined. The \$100 will be credited to your move-in cost.

Deposit: Approved \$99 Fee or \$500 Rental Deposit (Refundable) Long Term Lease

Conditionally Approved & Conditionally Approved And a Co-Signer One Month’s Rent Security Deposit (Refundable)

Co-Signers Allowed (Income Only)*:* The deposit is the same as being Conditionally Approved
The co-signers monthly income must be three times the rent based on gross income.

Non-Refundable Pet Fee: \$450 One-Time Pet Fee
Monthly Pet Fee: \$25 Per Cat, Per Month-Maximum 2 Cats

Carports and/or Outside Storage Area Fee: \$25 Per Carport and/or Outside Storage Area
Garage Fee: \$60 Per Garage (Very limited availability)
Inside Storage Area: Free; 1 Per Apartment Home

Terms of the lease are subject to change throughout the year. Please ask what length of leases are being offered as they pertain to your move-in time frame. **Lease Term Solutions is conveniently handled through the Leasing Office.**

Pet Requirements:

A maximum of two cats will be permitted per apartment home. Pets must be spayed or neutered

Occupancy Guidelines: 1 Bedroom – Maximum 3 Occupants; 2 Bedrooms – Maximum 5 Occupants

Utilities: Residents are responsible for monthly electric, telephone, and cable service. Sutton Club includes free heat, water, trash, and paper recycling.

It is the policy of Sutton Club to treat all current and prospective residents in a fair, professional manner, without regard to race, color, religion, sex, national origin, handicap, familial status, or source of income. Hearing Impaired toll-free # 1-800-877-TDDY.

EQUAL HOUSING OPPORTUNITY

(Revised 1/1/2025)