



Qualification Standards

Income Verification:

We accept all sources of income. Your monthly gross income must be three times the amount of the rent.

Acceptable Sources of Income

- housing assistance, housing choice vouchers provided under 42 USC 1437f, public assistance, veterans' benefits, Social Security, supplemental security income or other retirement programs, and other programs administered by any federal, state, local, or nonprofit entity. Acceptable documentation for the above source is a benefit letter or third-party printout from the provider.
- Employment: 2 consecutive paystubs, letter from employer, prior year tax return
- Bank Statement: Current bank statement showing a minimum balance of 12 months' rent x 3.

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:	\$100 Deposit Refundable within 72 hours of renting or declined. The \$100 will be credited to your move-in cost.
To Reserve Your Home <u>with</u> 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 (Lease Term Solutions, non-refundable-Contact Office for details or \$500 Security Deposit (Refundable)
Conditionally Approved Co-Signers Allowed	One Month's Rent Security Deposit (Refundable) 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 (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.

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.

We are an equal housing opportunity provider. We provide housing without discrimination in accordance with any/all local, state, and federal civil rights and fair housing legislation.

