

Availability	Applications for apartment homes will be accepted on a first come, first served basis and subject to the availability of apartment type requested. Rental Rates are subject to change without notice.
Rental Applications	An <i>Application for Occupancy</i> must be completed and maintained for each legal adult prospective resident who will be living in the apartment and/or contributing to monthly rent payments. Any false information will constitute grounds for rejection of application and the lease may be nullified. A valid government issued photo id is required.
Evaluation	As a means of evaluating credit, the following information is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or reject an applicant, or seek additional requirements for approving the application. These requirements may include, but are not limited to, additional documentation of income or employment, additional rental references, or an additional fee.
Qualifying Standards	<p>Residence: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, and no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.</p> <p>Credit Report: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report (but not be told the content of the credit report.) An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.</p> <p>Employment: Stable employment record and income verification is required. In order for an applicant to be approved, he/she must generally earn two and one half times the monthly rent. Acceptable income verification if required may include: the two most recent original pay stubs; a signed letter from the employer on company letterhead; the most recent W-2 form; for self-employed applicants, a copy of the most recent tax return or certified verification from his/her company accountant or bank; for Diplomats, an Embassy letter of guarantee that includes salary in US dollars.</p> <p>Criminal Background: Grounds for rejection of an applicant or occupant may include, but are not limited to, any felony conviction or arrest record. We also do not lease to applicants with certain misdemeanor arrests and convictions. Verification through state public records.</p>
Guarantors	In the event a guarantor is required, he/she must complete an <i>Application for Occupancy</i> and meet all income and qualifying standards. A guarantor will be financially responsible for the full term of the <i>Lease Agreement</i> if the occupying resident(s) default.
Subletting	Subletting is prohibited without the prior written consent of management.
Application Fee	A non-refundable fee paid by applicant for verification of information

Move-In Fee	A non-refundable move-in fee is required to offset expenses incurred by management. If the application is rejected by management, the move-in fee will be refunded in full. If applicant cancels after approval by management, the move-in fee will be retained by management.
Occupancy Standards	Two people per bedroom in an apartment home. Persons under 2-years of age shall not be counted as an occupant.
Roommates Revised April 2008	Each proposed adult occupant must complete an application and will jointly qualify for the apartment. Each is fully responsible for the entire rental payment, and each must execute the <i>Lease Agreement</i> and its supporting documents.