

Park Grove Square Apartments

Residential Qualifying Criteria

We are delighted that you are interested in leasing an apartment with us. The following is a list of Qualifying Criteria for your benefit.

- Application fees are non-refundable. (\$50.00 per Adult)
- Admin fees are non-refundable. (\$150.00)
- Cancellations of any kind result in application deposit forfeiture.
- ANY CHANGES in Lease/Occupant/Roommate status will result in a Non-Refundable \$200 occupant change fee.
- All applicants over the age of 18 must each fill out an application and sign the lease.
- All applicants must provide a photo ID and/or a social security card or a non-resident visa and sign Non-resident TAA form.
- Evictions and/or residential debts must be a minimum of 3 years old, may not exceed \$1,500 and require an additional \$300 to a one month's rent Non-Refundable Risk fee.
- Move in specials are not available for applicants with prior collections, judgments and/or Rental housing debts. Specials only available with approved credit.
- A minimum of 6 months current positive rental history may be required.
- A minimum of 6 months current verifiable employment is required.
- Monthly income must be 2 ½ times the rental amount.
- Misdemeanor criminal background is subject to approval depending on the nature of the crime.
- Applicants will be denied for felony or misdemeanor charges, adjudicated verdicts or convictions involving violent or sexual crimes and/or crimes against person or property.
- Felonies not involving a crime against a person will be considered if the conviction was at least 10 years prior.
- Guarantors not allowed.

Maximum Occupancy:

- 1 Bedroom - 2 occupants plus an additional occupant up to 6 months of age.
- 2 Bedroom - 4 occupants plus an additional occupant up to 6 months of age.
- 3 Bedroom - 6 occupants plus an additional occupant up to 6 months of age.

Pet Policy:

A maximum of 2 pets per apartment pet(s) must be approved by management. A \$200 pet deposit, \$200 non-refundable pet fee and a \$ 15 monthly pet rent is required per pet. You must provide a picture of every pet, sign a pet addendum and provide proof of current vaccination records. Weight limit 25 pounds.

Breed Restrictions:

No exotic pets or restricted breeds which may include, but are not limited to, protective breeds such as Pit Bull, Boxer, Great Dane, Husky, Rottweiler, Mastiff, Dalmatian, Doberman, Wolf, or a dog that is a mix of any of these breeds.

- The resident pays for allocated water, wastewater, drainage, the electric bill and a monthly trash fee.
- You will be required to pay a \$35 application fee per adult for a new criminal background check before renewing a lease.
- An additional non –refundable risk fee of \$300 up to one months' rent may be required due to credit, income, and or rental history.
- Liability insurance with a minimum of \$100,000 coverage, per occurrence and Park Grove Square listed as an Interested Party is required during occupancy and renewal periods.

Resident's Signature

Date

Resident's Signature

Date