

## **Additional Application Information**

If we request additional information to process your application, including but not limited to income and additional identification documentation, please ensure that it is submitted to the Leasing Office within 3 calendar days of the request. If documentation is not received within 3 days, the application will be canceled. Please note that processing of your application may take up to 10 days.

## **Hold Deposit**

The hold deposit will be applied to the balance due at move-in. If written cancellation is received within 3 days from the date of application or if we cannot approve your application, a refund of the hold deposit payment will be mailed within 20 business days. Required documents must be received within 3 days of the request, or your application will be canceled, and the hold deposit will be forfeited.

## **Security Deposit Requirement**

The Refundable Security Deposit amount disclosed here is subject to change, pending final credit review, and is due on or before move-in.

## **Administrative Fee**

An administrative fee will be charged upon approval, and will be due within 5 calendar days of application, but no later than 24 hours after approval, to continue reserving the apartment.

## **Wait List Applications**

When applying to be placed on our Wait List, today's pricing is guaranteed subject to availability, apartment features, and a move-in date within 90 days. A Leasing Representative can provide a locked-in price quote.

## **Lease Start Date**

Please be advised that the lease start date may not be changed for this address after approval but we may be able to accommodate an earlier lease start date.

## **Following Month's Rent**

If your move-in date is the 25th to the 31st, the following month's rent will be due at move-in.

## **Online Payments**

Your Application Payments paid today will not charge an additional a fee. After approval, online E-Checks are accepted without a fee, but Credit Card payments will incur a 2.95% fee. Other payment types including money orders are accepted without a fee.

## **Lead-Based Paint Disclosure**

Housing built before 1978 may contain lead-based paint. Upon receipt of your application, we will send you a Disclosure of Information on Lead-Based Paint for your review and signature. Please contact the Leasing Office if you have any questions.

## **Renter's Insurance Requirement**

Proof of \$100,000 liability coverage and personal property coverage in the amount sufficient to protect your personal property must be presented prior to move-in, and coverage must be maintained throughout residency.

In addition to a renter's insurance policy, if your apartment is located in a flood plain, it is recommended that you acquire appropriate flood insurance.

## **Student Applications**

Student lease packages are subject to verification and approval of student status. Security deposit may be required on income qualification and/or guarantor. Student packages and discounts may not be combined with other specials.

## **Parking Program**

In order to assure our residents of the availability of parking, this community has a parking program. Residents are required to provide vehicle registration, residents' vehicles are required to display a current parking sticker, and residents obtain passes/permits for their guests.

## **Consent & Acknowledgement**

By checking "I agree" below, I:

- attest that all statements and representations herein are true and correct to the best of my knowledge. Providing any misleading, incorrect, or untrue information in this application is grounds for denial of the application or termination of my right of occupancy at Owner's sole discretion. I waive any claim for damages for denial of the application.

- authorize verification of such statements including the release of criminal records from any jurisdiction, credit reports, mortgage and/or rental history, employment and income verification, and/or student status information for the purpose of determining my qualification for apartment rental and/or further verification as necessary during or after any Lease(s) resulting from this application.
- understand that if I lease an apartment, the Owner and its agent shall have a continuing right to review credit information, rental application, payment history, occupancy history, and related information for account review purposes and for improving application methods.
- understand that the management company and Owner have no duty to verify, and neither represents nor covenants that it will verify, the accuracy of the answers provided to the forgoing questions concerning prospective residents; therefore, expressly disclaims any obligation, to perform a criminal background check on applicants for occupancy in the community and does not guarantee or represent that all residents have no prior criminal record or background or that management has undertaken any effort to verify the lack of a criminal record or background in its applicants.