

Leasing Facts and Qualifications

Application Fees and Security Deposits

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1 \$55 APPLICATION FEE

All individuals over the age of eighteen (18) who will be residents are required to submit an application and need to pay the non-refundable application fee to be approved as a resident. Legally married couples are able to file jointly for a single fee.

2 \$55 GUARANTOR FEE

In most cases, a guarantor can co-sign the lease, if an applicant fails their credit screening or does not meet the gross income-to-rent ratio of 3:1. Guarantor must meet the gross income-to-rent ratio of 4:1 and pass the same screening requirements.

3 SECURITY DEPOSIT

Equivalent to one month's rent and needed prior to finalizing the lease. At the end of your lease term, your deposit will be mailed and returned in the form of a check. Checks will be mailed to the forwarding address provided.

Leasing Qualifications, Standards and Payments

[View Full Qualifications](#)

1 TENANT HISTORY

- + No felonies (past 10 yrs.)
- + No evictions (past 5 yrs.)
- + No bankruptcy (past 12 mo.)
- + No outstanding balances to prior rental or utility company

2 INCOME REQUIREMENT

Gross income must be 3x monthly rent or a full-time student schedule (12 hrs. undergrad or 9 hrs. grad).

3 CREDIT RATING

A minimum of 50% favorable credit instances is required

4 ACCEPTED PAYMENTS

Payments can be made online or money orders via CashPay ([click to learn more](#)). Cash not accepted.

5 MISSED PAYMENTS

Please notify our office as soon as possible if there are any issues in paying rent.



For More Information
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