



Pine Terrace Apartments

Thank you for choosing Pine Terrace. Please review our list of criteria.

Statement of Non-Discrimination and Fair Housing Policy-It is the policy of this community to comply with all applicable fair housing laws including those which prohibit discrimination against any person based on race, sex, religion, color, familial status, national origin, age, or disability. Housing shall be made available without regard to actual or perceived sexual orientation, gender identity, or marital status.

Anyone 18 years of age or older must complete their own application and pay \$50 non-refundable application fee. Married couples can complete one rental application and pay \$75 non-refundable application fee.

I.D must be shown-We require a photo I.D. (a driver’s license or other government issued photo identification card) for all applicants over the age of 18 years.

Administration Fee-A \$50 non-refundable fee must be presented to hold the unit in which you are applying for.

This community participates in Rhino policies- **RHINO** is a third-party provider that Residents will secure in lieu of a One-Month’s Rent fee for the property. **If Rhino denies your policy coverage, your application will be Denied.** The tenant will be responsible for maintaining the RHINO policy through the term of Tenancy. If the prospect fails to meet the standard Credit Policy, Employment Policy, or Rental History criteria, additional RHINO Security and, or fee may be required.

Rental history- must be verifiable from unbiased sources or mortgage must be reflected on your credit report. Applicants not having verifiable rental or mortgage history will be required to pay an additional Rhino equivalent to 1-month rent. It is your responsibility to provide us with the information necessary to contact your present or past landlords. We reserve the right to deny your application if, after making good faith effort we are unable to verify your rental history.

Poor Rental History- An outstanding debt to a previous landlord, a judgement or prior evictions can be accepted. 1 in the past 12 months and 1 past the 3 years to be consider with an additional Rhino equivalent to 1-month rent. No more than 2 broken leases/Evictions will be accepted.

Income- Gross income for all applicants will be combined and must equal 2.5x the amount of rental rate. All applicants must have at least 6 months of current employment history. All applicants will be asked to produce consecutive and most recent pay stubs for the last 4 weeks from Application date and 2 months of bank statements. If self-employees last year tax returns and 2 months bank statements will be required.

Credit - A credit report will be completed on all applicants to verify credit scores. Any Credit Score below 650 or no credit scores will require an additional Rhino equivalent to 1-month rent. Bankruptcies less than 7 years old will be denied.

Criminal- A criminal background check will be conducted for each applicant and occupant 18 years or older. Management reserves the right to deny any felony and misdemeanor convictions. Automatic denials include but are not limited to sex offenders, assault/aggressive convictions, violent crimes, crimes against persons or property, use of and distribution of controlled substance, and prostitution. If you are approved an additional Rhino equivalent to 1 month rent will be required.

Falsification/Cancelation of Application. In the event any information requested is falsified, your application will be automatically denied, and no monies paid will be refunded. If you withdraw your application after we have incurred screening expenses, all money paid will not be refund. If you get rejected for any of the reasons above, we will not refund any fees received.

Occupancy Guidelines - The following occupancy standards apply based on 2 persons per bedroom, plus one per apartment.

- 1 Bedroom- 3 Persons
- 2 Bedroom- 5 Persons
- 3 Bedrooms- 7 Persons

Residents who exceed these occupancy standards during the lease term, will be required, upon the end of the current lease term, to either: Transfer into another available apartment which has more bedrooms or Move out

6% Senior & 5% Medical and Student Discounts. A discount will be given for seniors over the age of 55, students, and for medical employees. Proof will be required to receive the discount. For Example: Student ID, Class schedule, and valid identification, etc.

I have read and understand the above rental criteria:

Applicant Signature Date

Applicant Signature Date

Owners Representative Signature

Date





Pine Terrace Apartments

