

Jax Development

Rental Policies

EQUAL HOUSING

Non-discriminatory on the basis of race, color, religion, sex, handicap, familial status or national origin.

AVAILABILITY

All units are leased on a first come, first serve basis. Our company policies prohibit showing units that are not ready.

APPLICATIONS

Applications are to be completed by each person (applicant or occupant) **18** years of age or older who will be residing in the apartment without omissions or falsifications. Picture ID will be checked against application.

INCOME

Total monthly income must exceed **3x times** the monthly rental rate for the specific apartment type desired

Co-signers must have an income of **6x times** the monthly rate.

Subject to approval

EMPLOYMENT

Must be currently employed and/or provide additional sources of verifiable income that meets property requirements: check stubs or acceptance of employment on company letterhead along with rate of pay and hours per week, most recent W-2, bank statements.

CREDIT/CRIMINAL HISTORY CHECK

A complete check of your *credit* and *criminal* history will be made.

APPLICATION FEE

Payable when applying through apartments.com (Link sent out upon request)

RENTAL/MORTGAGE HISTORY CHECK

There can be no outstanding accounts with mortgages or prior apartment communities. Good payment history and proper notice to vacate must have been given.

OCCUPANCY

One Bedroom

No more than **two** residents

Two Bedroom

No more than **four** residents

Three Bedroom

No more than **six** residents

SECURITY DEPOSIT

All units are securable with \$1,000 Deposit upon approval of application. In the event there is more than one approved applicant for the same unit; the first applicant to pay their deposit will secure the property.

****All deposits and/or fees will be forfeited if approved application is cancelled by applicant after notification of approval.****

PETS

No more than two pets per unit. Dogs allowed (no cats allowed) – Pet is subject to approval by management. A non-refundable pet fee of **\$550.00 for each pet** must be paid in full at move-in.

In case of anyone not meeting the criteria, a co-signer (Must make 6 times the monthly rental rate) or higher security deposit may be required. The screening process will also apply for them. It must be understood that upon lease renewal the cosigner must also renew the guarantor agreement.

Please allow two days before calling on the status of your application.

Applicant's Signature

Applicant's Signature