

The Pointe at Wimbledon

Rental Application & Security Deposit Criteria

Thank you for your interest in The Pointe At Wimbledon. In order to reside in our community, we require each adult occupant to meet certain rental criteria. Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect.

1. **INCOME** ó Each applicant must have verifiable monthly income of at least 3 times the market rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, statements from accountants and tax returns.
2. **RENTAL HISTORY** ó Each applicant must have a satisfactory rental history. Satisfactory history is defined as no more than 2 late payments or returned checks, the resident gave adequate notice to vacate, and there are no outstanding obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant.
3. **CREDIT HISTORY** ó All applicants will have their credit history checked through a credit information service. In the case of roommates, approval and security deposit amounts will be determined by averaging the beacon scores.
4. **SECURITY DEPOSIT** ó The amount of security deposit due will be determined by the beacon scores included with the credit history. In roommate situations, to determine the security deposit required, beacon scores will be averaged. Cosigners beacon scores will not be considered. The guidelines are as follows:

700 & Above	None
650-699	\$200
625-649	\$300
600-624	\$400

The maximum security deposit will be required if no beacon score is available. The security deposit is due at the time of approval of application.

5. **PETS** ó Pets are accepted and must be at least 1 year in age and will not exceed **20 lbs in Phase II- Bldg 1670 and 50 lbs in Phase I**. Pets are not allowed in certain buildings. No exotic pets are allowed, and no more than 2 pets per apartment. We do not allow Pit bulls and Rottweiler breeds. All pet fees and deposits are due prior to move in. The pet deposit is \$150 per pet and the pet fee is \$150 per pet. There is an additional pet rent per pet due monthly.
6. **MOVE IN FEE** ó The move in fee is \$165 which includes 1 application fee of \$30. Additional applications submitted will be charged an additional \$30 application fee. If you are denied based on the rental criteria, you will be refunded your move-in fee less the application fee. However, if your income verification is not into the office within 72 hours, you forfeit your move-in fees whether you are approved or denied.
7. **CANCELLATION OF APPLICATION** ó If an applicant cancels an application for move in within 72 hours of submitting an application, the security deposit and move-in fee (less all application fees paid) will be refunded. After 72 hours the application fee and deposit will not be returned.
8. **CO-SIGNERS** ó Co-signers are allowed for income requirements only. Co-signers must meet all rental criteria to be accepted. Co-signers are not accepted for credit worthiness.

I have read and understand the qualification criteria that will be used to review my Rental Application. I further understand that should my application be denied, my security deposit and move-in fee will be refunded to me less all application fees paid. This criteria is subject to change without notice.

Applicant Signature

Date

Applicant Signature

Date