

# Windsor Club

at Legacy Park

LUXURY APARTMENT HOMES

## Leasing Qualifications Established June 2005

The following criteria are considered prior to the approval of any application:

### OCCUPANCY

One Bedroom

Two (2) people may occupy apartment

One Bedroom/Den

Three (3) people may occupy apartment

Two Bedroom

Four (4) people may occupy apartment

Three Bedroom

Six (6) people may occupy apartment

1. **INCOME:** Gross monthly income must meet or exceed three (3) times the amount of the rent per month. Roommates may qualify if each has income of two and one half (2 ½) times the amount of rent.
2. **CO-SIGNER:** Co-signers must fill out an application and meet all requirements, and sign the Co-signer Agreement.
3. **RESIDENCY:** We must be able to verify one (1) year of previous rental history or mortgage information by a non-biased source.
4. **EMPLOYMENT:** One (1) year of acceptable employment history must be verified. Self employed individuals need to produce the last two (2) years of income tax records.
5. **CREDIT:** Credit reports will be reviewed for each applicant. Credit history must be acceptable.
6. **PETS:** Pets are accepted with the following stipulations:

Residents must abide by all regulations of Pet Addendum.

Pets 50 pounds and under at full growth will require a \$300.00 non-refundable fee. Pets will only be accepted with Property Managers approval.

Limit two (2) pets.

No exotic animals.

Breed restricted. (Pit Bulls, Rott Weiler, Doberman, German Shepard, Chow)

Length of lease:

Varies

Security Deposit:

\$300.00 - \$150.00 non-refundable

Application Fee:

\$40.00 per person

A criminal background check will be run. Applicants will not be accepted if found with crimes against persons, property, or involving illegal drugs.

EQUAL HOUSING OPPORTUNITY