

The Villas Applications Frequently Asked Questions

Applications for condo rentals will be accepted on a first come, first serve basis, and subject to the availability of condo type requested. Rental rates are subject to change without notice.

All applicants will undergo a credit check, criminal check, rent history or mortgage payment verification, and employment verification. Criminal checks are also done on all occupants 18 and older.

A valid application contains all four (4) of the following:

1. Completed and signed application form
2. A \$35.00 per person non-refundable application fee & \$35.00 for a co-signer (if applicable)
3. Proof of income
4. Proof of Identification (we need to make a copy)

Once the application is approved, a security deposit will be required to hold the unit.

Who must fill out an application?

Anyone over the age of 18 must be on the lease and complete an application.

What constitutes proof of income?

Acceptable income verification includes: a paycheck stub; a letter from the employer containing salary and start date; the most recent W-2 form; a statement of scheduled deposits from a pension or retirement account, and/or social security benefits; most recent tax return. Additional information may be requested.

What is a security deposit?

The security deposit is a refundable deposit that will be held for the duration of the resident's occupancy. Deposits may be applied by management to satisfy all or part of the resident's obligations. Such an act shall not prevent management from claiming damages in excess of the deposit. If the application is rejected by management, the security deposit will be refunded in full. *The security deposit will become non-refundable and will be forfeited should the applicant cancel their application after approval has been given by management*

What utilities are included in your rent?

Tenants are responsible for all utilities.

What is your pet policy?

All pets must have prior approval from management and a written pet agreement. There is a \$150 non-refundable pet fee per unit. Cats are an extra \$25 a month per pet. Dogs are an extra \$35 a month per pet. There is a two pet maximum, 75 lbs weight restrictions do apply. For all other pets inquiries please contact the leasing office.

Proof of renters insurance is *required* prior to move-in. It *must* name the landlord additional interest. The landlord should be listed as:

Apartments of Walden Villas, LLC
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