



Items needed to apply

- Government Issued Photo ID for each Applicant 18 and Over.
- (1) Face Photo for each occupant under 18
- Proof of Income- 2 paystubs or bank statements from the last 30 days.
- Updated Vehicle Registration

Occupancy Guidelines

Studio: Maximum of 1 occupant

One Bedroom: Maximum of 2 occupants

Two Bedrooms: Maximum of 4 occupants- additional \$40 per month (4th person charge)

Security Deposits and Fees

Application Fee: \$100.00 per Applicant over the age of 18 years (Non-Refundable)

Administrative Fee: \$100.00 (Flat Rate)

Holding Deposit: 1st month rent

4th Occupant Fee: \$40 per month (Applies towards 2 Bedrooms Only)

Garbage: \$34 per month for Cooper Trash Services. Bulk items and Outside Storage are not permitted

Pet Deposit: \$25.00 per Cat or Dog (Non-Refundable) **Pet Rent:** \$25 per month

Pet Policy: Pet Friendly! Two Pet Maximum (No weight restriction)-**Breed Restricted:** Akita, Alaskan Malamute, American Bulldog, Pit-Bull, American or Bull Staffordshire Terriers, Doberman Pinchers, Rottweiler, Husky of any type, Cane Corso, Chow, German Shepherd, any wolf dog hybrid and any mixture of the above listed.

Picture of pet required for approval

Payment Policy

Holding Fee and Deposits: Must be paid in **Cash** or **Money Order**

(Checks or credit cards are not accepted)

3 Separate Money Orders for holding fee if not paying in Cash:

1 for Application Fees - \$100.00 per adult occupant over 18 years of age

1 for Administration Fee- \$100.00 flat fee

1 for Holding Deposit- 1st month rent





Parking Guidelines

Parking Decals will be provided under specific guidelines:

Must have Valid Driver License (**NOT Learners License**)

A Tenant shall only park in their designated space(s). At no time may a tenant or guest back into the parking space. Scooters, Motorcycles, Commercial vehicles, boats, trailers, jet skis, inoperable vehicles, vehicle with an expired tag, unlicensed vehicle and similar vehicles are **PROHIBITED**.

Studio: (1) parking space

One Bedroom: (1) parking space

Two Bedrooms: (1) parking space, 2nd parking space not guaranteed

(NO CAR, NO SPACE- Parking spaces not guaranteed as some buildings require Off-Street Parking)

Approval Process & Refunds

Applications are approved upon credit, employment, background check, and rental history. Verification of Employment required.

All Application fees are **Non-Refundable**.

Approved WITH or WITHOUT additional security deposit: Any Security Deposits and Fees will not be refunded if you cancel your application. Any additional payments made will be **non-refundable** if cancelled.

Denied Applications: You will receive a refund of holding deposits upon receipt. Application fees are non-refundable.

