Highland Legends Apartments

Statement of Rental Policy

Highland Legends does not discriminate against any person based on race, color, Religion, national, origin familial status, or disability. The Rental Policy listed below explains the policies of this community with regard to the standards that must be met by each applicant in order to be approved for residency.

APPLICATION FEE: Anon-refundable application processing fee of $35.00 will be required for each applicant. Any prospective resident occupant over the 18 is required to submit an application for criminal background check. Management may deny the application if any one of the multiple applicants or any adult who will be a listed occupant in the dwelling has been arrested for felony offense involving actual or potential physical harm to a person(s) or property(s), or involving possession, manufacture, or delivery of any controlled substance, marijuana, drug paraphernalia or weapons.

INCOME/CREDIT: The applicant must have acceptable income and credit history, An outside costumer reporting agency (Credit Retriever) is used in connection with the verification of the applicant's income and credit. In addition the applicant must provide evidence of income satisfactory to Management as requested by Management. The costumer reporting agency considers a number of factors in it's determination, and these factors may include but are not limited to the following: credit history, criminal history, income, applicants debt and debt service requirements, debt payment history, eviction history, social security fraud history, information contained in databases of the **FBI** and state and local law enforcement organizations with respect to the applicant(s), and such other relevant information.

CRIMINAL HISTORY: Applicant(s) and / or occupants must not have been convicted of a felony or a misdemeanor actual or potential physical harm to person(s) or property, or involving possession, manufacture, or delivery of any controlled substance, marijuana, drug paraphernalia, or weapons. Misdemeanor theft by check my be acceptable if all security deposit(s) and rent payments are paid by money or cashiers check. A history of felony arrest(a) will be evaluated on a case-by-case basis.

GUARANTORS: Guarantor(s) who are acceptable to Management may be required when an applicant's application does not satisfy the above requirements.

AGE: All applicants must be of legal age. All parties over age of 18 are required to complete an application.

MAXIMUM OCCUPANCY:
2 persons in a 1- bedroom apartment
4 persons in a 2- bedroom apartment
5 persons in a 2- .bedroom town home
6 persons in a 3- bedroom apartment

Infants, defined as under 12-monts of age, shall not be included in determining occupancy.

SECURITY DEPOSIT:
1-Bedroom apartment - $350.00
2-Bedroom apartment - $350.00
3-Bedroom apartment - $450.00
2 Bedroom town home -$450.00

PAYMENT: Rent is due and payable on the 1" day of the moth. Applicable fees outlined in the Lease will apply if rent is not paid as agreed. For returned checks, a service fee, initial late charge and any daily charges will apply. Personal checks are not acceptable for late rent. Fee schedules are outlined in the Lease.

ANIMALS (PETS): Acceptable animals include domestic cats, dogs (breed and weight restrictions), fish (maximum tank size of 50 gallons and must have Management's prior written approval) and birds. All other animals are prohibited on the property. When an animal is permitted on the property and additional deposit is required. This policy does not apply to disabled person who require the use of a support animal, which will be reviewed on an individual basis.
A$150.00 security deposit is required for each animal; and $150 non-refundable pet fee per animal required.

CUMMUNITY POLICIES: All residents and occupants agree to abide by the community policies for health, safety and living enjoyment at the community.

ACKNOWLEDGEMENT: I have read, understand and accept the above as qualifying standards and rental policies of this Community. Further, by signing below, I authorize a credit reports(s) being ordered, prepared and prepared and delivered in connection with my application or tenancy at this Community, whether during or following such tenancy.

Community Name: **Highland Legends** Date_____

_____ _____
Applicant's Printed Name Signature

_____ _____
Applicant's Printed Name Signature

_____ _____
Applicant Printed Name Signature