

I hereby authorize THE GROVES to inquire to my credit history, employment verification and previous rental and housing history. I understand that the information received will determine my acceptance or denial for an apartment at THE GROVES APARTMENTS. It is also understood that the following income requirements and occupancy standards must be met prior to acceptance.

INCOME QUALIFICATIONS:

Rent must not exceed 3 times the gross monthly income for singles or spouses.
 Rent must not exceed 2.5 times the gross monthly income for roommates.

<u>Apartment Size</u>	<u>Rent</u>	<u>Individual Income</u>	<u>Roommate Income</u>
1x1 - 767 sq. ft.	\$650.00	\$1950.00 \$12.18/hr	\$1625.00
1x1 - 825 sq. ft.	\$670.00	\$2010.00 \$12.56/hr	\$1675.00
2x1 - 1060 sq. ft.	\$755.00	\$2265.00 \$14.15/hr	\$1887.50
2X2 - 1108 sq. ft.	\$775.00	\$2325.00 \$14.53/hr	\$1937.50

CREDIT QUALIFICATIONS:

Complete credit history will be reviewed on each applicant through a national credit agency.

A consistently unfavorable credit report may require a rent deposit for acceptance or be grounds for denial of the application. The absence of a credit file will not be grounds for denial.

RENTAL/MORTGAGE HISTORY:

For rental history to be valid, applicant's name must appear as a leaseholder. A positive rental/mortgage history is required. The lack of rental history will not be held against an applicant.

OCCUPANCY STANDARDS:

<u>Size</u>	<u>Single/Family with Children under 18</u>	<u>Roommates</u>
1x1	Max 2 people	Max 2 people
2x2	Max 4 people	Max 2 people

- A) The application fee of \$40.00 is a charge for processing the application, and is non-refundable whether the application is accepted or denied.
- B) The holding fee can only be refunded if the application is rejected or denied. Cancellation of the application after approval will result in THE GROVES retaining the holding fee as liquidated damages.
- C) The lease effective date is final. Rent liability will begin on that date, even if the applicant takes occupancy on a later date.
- D) Keys will be released on the date of move in after all Lessees have signed the lease and all moneys due have been paid.
- E) A minimum of 1(one) full month's rent is due at move-in. If applicable, the following month's rent will be prorated.

