

Gemini Apartments – Washington Building

Application fee - \$25 per person age 18 or older. Application fee is non-refundable.

Security Deposit - \$300 up to 1 months' rent

Unit Reservation fee - \$200 – applied towards security deposit at move in – Refundable if cancelled before 48 hours of reservation.

Pet Deposit - \$250 per pet - refundable – 2 pet limit, weight limit up to 30 pounds.

Pet Rent - \$30 month for 1st pet and \$20 a month for 2nd pet

Pet registration is required – proof of vaccination records

Utilities: Water/Sewer/Trash Removal included – Resident responsible for Gas Heat/Hot Water/Cooking and Electric.

Smoke Free Building

Rental Rates:

The Heritage	\$649	560 sf / 1 bedroom
The Colfax	\$670	600 sf / 1 bedroom
The Washington	\$740	750 sf / 1 bedroom
The Jefferson	\$780	850 sf / 1 bedroom + study

Resident Selection Criteria

LANDLORD HISTORY - *Favorable for a minimum of two consecutive years*

CREDIT REPORT – *Accepted by Rentgrow screening software or Accept with Additional Deposit by Rentgrow screening software*

UTILITIES - *Utilities must be established in the household's name*

NATIONAL CRIMINAL/SEX & VIOLENT OFFENDER DIRECTORY – *Acceptable/Clear Criminal History*

~ **REJECT RENTAL APPLICATION** ~

FINANCIAL ABILITY TO MEET RENTAL OBLIGATIONS – *Households income is insufficient to meet the rent and any utility obligations and does not have rental assistance available. When rental assistance is not available household's gross monthly income will be 2.5 times the monthly rent.*

LANDLORD HISTORY - *Evicted from Housing within the Past 2 Years, Owes Previous Landlord Rent or Damages, Poor Landlord References, Cannot Verify Residency for the Past 2 Years, Evicted from Federally Subsidized housing for drug related criminal activity within the last 2 Years*

CREDIT REPORT- *Rentgrow rejection, Collections, Judgments, and Bankruptcy not discharged*

UTILITIES – *Cannot provide proof that utilities can be established in own name*

An applicant may still be denied if the applicant does not meet program restrictions for the specific unit/property they have applied for (age, disability, homeless status, etc). Discuss specific restrictions with the Property Manager before applying.

NATIONAL CRIMINAL/SEX & VIOLENT OFFENDER DIRECTORY

Admission is *strictly prohibited* to any Applicant whose criminal history includes a conviction for one or more of the following offenses, regardless of the date of such offense:

- *Murder or similar felony-level homicides, Arson, Assault or similar crimes of violence, Kidnapping, Burglary, robbery or similar felony-level offenses, Violent crimes involving children, Felony-level sexual offenses, Crimes involving explosives, Crimes involving terrorism or other crimes against the state; and/or Crimes involving the manufacture, distribution, or sale of illegal or controlled*



substances. Applicant is or EVER has been subject to registration under a state sex offender registration program.

Conditional Admission for Other Serious Offenses

If an Applicant has been convicted of a felony-level or other serious offense that is not included in the absolute prohibition list above, and he or she was convicted of that offense over 10 years ago, admission will be considered based upon the Landlord's reasonable discretion and consideration of the safety of other residents.

Conditional Prohibitions for Lesser Offenses

The Applicant will be **denied** if their criminal history includes **one or more** of the following offenses, within the last **five years**.

Misdemeanor level assault resulting in bodily injury, Misdemeanor domestic violence, Resisting arrest, Indecent Exposure, Possession of a controlled substance, Property theft, Unlawful possession of a weapon, Violating a restraining order, Terrorist threats, Reckless damage or destruction; and/or Misdemeanor-level sexual offenses.

If any Applicant has been convicted of an offense not mentioned above, and he or she was convicted of that offense over 5 years ago, admission will be considered based upon the Landlord's reasonable discretion and consideration of the safety of the other tenants.

Further, Landlord reserves the right to deny admittance to any Applicant that:

Has a record of any act that interferes or may interfere with the peaceful and quiet enjoyment of the premises within two years of conviction.

Where there is no conviction, regulations specifically provide that denial of assistance for criminal activity must be based on the preponderance of the evidence that the applicant engaged in such activity.

~ **EXCEPTIONS** ~

CREDIT REPORT EXCEPTIONS:

- *Medical Bills – considered an Extraordinary Expense*
- *Utility Bills/Collections – applicant shows proof that the utility can be placed in the applicant's name.*
- *Bankruptcy – applicant shows discharge*
- *Student Loans – considered and Extraordinary Expense*

Note: Borderline Cases must be reviewed by the Community Manager's Supervisor.

AVAILABILITY: Applications for apartments will be accepted on a first come, first serve basis. All information on the application must be complete, accurate and verifiable. All appropriate application fees must be paid before an application will be accepted and/or processed. Apartments will be reserved for applications based on the availability of the unit type requested by Applicant and the payment of their security deposit.

RENTAL RATES: Rental Rates are subject to change without notice.

RENTAL APPLICATIONS: A Rental Application must be truthfully completed for each prospective applicant and/or occupant who is of the legal age of eighteen (18) or older and who will occupy the apartment. Any false information may cause application to be rejected or lease to be nullified. A non-refundable application processing fee will be required for each applicant. The Applicant's information will be entered into a scoring system, which determines both rental eligibility and the security deposit amount, which will be required. All adult occupants (non-lease holders) will be required to complete a rental application and consent to allow Management through its designated agent and its employees, to obtain and verify credit, rental, income and criminal information, for the purpose of determining whether or not to lease to you. Applications are valid for 120 days from the date of receipt by the leasing office.

STATE AND LOCAL LAW: To the extent state or local law differs from these guidelines, state or local law will govern.

RESERVATIONS: I understand an apartment will not be reserved until application process is complete, including payment(s), screening, income verification and rental verification. It is my responsibility to contact the property for next steps and my application results.

PRICING AND AVAILABILITY: Pricing and availability are subject to change at any time without notice. Quoted prices are for base rent only for a particular lease term and do not include other fees, such as utilities, pets or other rentable items. Other charges, fees, terms and conditions may apply. Additional deposit(s) may be required based on results from credit history, rental history, income verification and other



rental criteria standards. Square footage and features/amenities may vary and are subject to availability. Occupancy standards do apply. Contact the management office for more details.

I understand that if my application is approved, a deposit will be required to hold an apartment. Furthermore, I understand if I am approved and any of this information I have given proves to be false, my tenancy, at any time, may be terminated immediately.

Applicant

Date

Applicant

Date

Applicant

Date

Applicant

Date

South Bend Heritage Foundation
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