

# ELIGIBILITY REQUIREMENTS

## APPLY ONLINE

Room dimensions, square footage, and features shown on the floor plan drawings are approximate and may vary between individual apartments that have similar layouts. Furniture shown on the floor plan drawings is representative and individual apartments come unfurnished unless specified otherwise. Quoted monthly and prorated rent for new move-ins is based on the move-in date selected. Pricing may vary based on lease term. Quoted rent does not including other fees and deposits, including but not limited to common area utilities, keys, parking sticker deposits, etc.

## APPLICATIONS

Prior to signing a lease, quoted rent, specials, availability, and other terms and conditions are subject to change without notice. Applications are to be completed in full. Applications containing untrue, incorrect, or misleading information will be declined. Each applicant who is 18 years of age or older must complete an application, be qualified by Plum Orchard in accordance with the qualifications described herein and sign all move-in paperwork.

## DOCUMENTATION

All applicants must successfully pass an identity verification process to complete the application. All applicants must have a government issued qualifying document to apply for an apartment. Accepted documents include a photo ID such as a driver's license, Passport, or Military ID. Expired documents are not considered valid.

## APPLICATION FEES

\$40 per person (18 years and older). This fee is non-refundable. \$1,500 Security Deposit is due at time of leasing and non-refundable after 72 hours unless applicant is denied. The paid Security Deposit will be deducted from the total move-in charges due at the time of move-in. Those moving in quickly (48 hours or less) must pay all move-in fees and deposits, prorated rent for the move-in month, and the following month's rent in full. Payment must be in the form of a cashier's check payable to Plum Orchard Apartments.



## CREDIT REPORTS

We require our own screening and do not accept comprehensive reusable tenant screening reports or online credit standings. Each applicant is evaluated based on a number of factors, including credit, rental payment and eviction history, income-to-debt and income-to-rent ratios. These ratios are used to verify applicants' monthly household income is sufficient to cover the rent and other typical household obligations. As a general rule, the total gross income required is a minimum of four (4) times the amount of the monthly rent.

Unsatisfactory credit history may result in a declined application. An unsatisfactory credit report is one that reflects past or current bad debts, evictions/skips/late payments or unpaid bills, liens, or bankruptcies. Outstanding rental balances at Plum Orchard or any other residential property also will result in a declined application. We do not accept guarantors, nor will we accept an unqualified applicant with additional conditions.

If an applicant is declined, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the report. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.

## EMPLOYMENT

Employment must be verifiable. Applicants must present paycheck stubs from the three previous months prior to signing of the application. A new job offer letter may also be accepted. This will be decided at the Manager's sole discretion.

## QUALIFICATION STANDARDS

Plum Orchard complies with the Federal Fair Housing Act. Plum Orchard Apartments does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.



## OCCUPANCY STANDARDS

Maximum three (3) occupants in a one-bedroom or five (5) occupants in a two-bedroom.

## PREVIOUS RESIDENTS

Previous residents of Plum Orchard Apartments are welcome to apply for rent but must have previously left the property in good standing. If the previous resident did not fulfill their original lease obligation, has unpaid fees or defaults or if they were not invited to renew their lease, they may be declined.

## SMOKE-FREE COMMUNITY

Plum Orchard is a smoke-free community to protect residents from second-hand smoke that could endanger their health and safety. The term “smoke” means inhaling, exhaling, breathing, vaping, or carrying any lighted cigar, cigarette, other tobacco products such as e-cigarettes and other electronic smoking devices. This also includes the smoking of marijuana and all other drugs.

## VEHICLES

Onsite parking is unassigned with no more than 2 cars per apartment allowed on the property. There is a \$50 refundable deposit for parking stickers identifying vehicles as belonging to a Plum Orchard Resident.

