

R&T Lofts Resident Selection Criteria

Resident Selection Criteria



1. Income

Gross income per apartment must be 3 times the monthly rent. Income is verifiable by presenting 3 current paystubs or an offer letter from employer (within 30 days of start date).

2. Credit

Only information pertinent to residency (such as rental history or utility billing history) will be considered.

3. Residency/Rental History

Two years verifiable residency or current/previous address with at least twelve (12) months rental or home ownership history is required.

4. Occupancy

Maximum number of occupants per apartment is as follows:

1BR: 2 occupants

2BR: 4 occupants

5. Age

All occupants living in the apartment 18 years and older must complete an application, meet the qualifying criteria and be listed as a leaseholder.

6. The following are disqualifying criteria:

- a. Having been evicted or currently owing a landlord
- b. Having an unsatisfied judgment in favor of a mortgage or former landlord
- c. Any falsified information on the application
- d. Having been convicted of a felony, manufacturing or distributing a controlled substance

7. Application and Reservation Fee

A non-refundable application fee of \$50 per applicant/per apartment is due to process any applicants. To reserve an apartment, a non-refundable reservation fee of \$150 is required. Both are due at the time of application.

8. Security Deposit

A security deposit must be paid in full on lease commencement date. Refundable Deposits start at \$500, but can vary based on credit. Non Refundable bonds start at \$88, but can vary based on credit.

9. Funds

All rents, deposits and fees must be paid by check, money order, cashier’s check, or credit card (when made available). Cash is never accepted. If the bank returns reservation fee payment, apartment reservation will be immediately forfeited, and an NSF fee of \$75 will be charged.

10. Renters Insurance

All residents are required to have renters insurance upon lease commencement and must be retained throughout residency. Proof (declarations page) must be submitted no later than lease commencement date. Minimum coverage required is \$100,000 liability. Personal coverage is optional, but highly recommended.

11. Pets

No pets are permitted without management approval. A non-refundable pet fee of \$150 is due at move-in. A monthly pet fee of \$25 pet will be charged. Select breeds including (but not limited to) Pit Bull, Rottweiler, and Doberman are not permitted. Please contact the office for specific breed restrictions. The only exception to these policies are pets designated as service animals and are required to accompany the resident (documentation will be required).

I HAVE READ THE ABOVE CRITERIA LETTER AND UNDERSTAND THE CITERIA FROM WHICH MY APPLICATION WILL FOR RESIDENCY AT R&T LOFTS WILL BE CONSIDERED:

Applicant Signature

Applicant Date

Applicant Signature

Applicant Date