

*SUGARLOAF APARTMENT HOMES*  
*RENTAL QUALIFYING STANDARDS*

**Occupancy Guidelines:** No more than two individuals per bedroom may occupy an apartment unit, plus one infant up to the age of 24 months at the time the lease is signed.

**Qualification Guidelines:** Each person over the age of 18 must fill out an application and is considered to be an applicant. Each applicant must fill out the application in its entirety, and all information provided must be true, accurate and complete, as well as verifiable. Credit history will determine your eligibility and security deposit level.

**Rental Verification:** You will be required at the time you turn in your application to also give information to do a rental verification on your last year of residency before being approved.

**Income/Employment:** Gross annual income per individual or married couple must be equal to 2 1/2 times the rental rate. Individual must have a current copy of a paystub as verification of income. If no current paystubs are available, individual is required to fill in a form that is signed by current employer, stating place of employment and monthly income. If employer is unable to give information, a copy of the previous year's tax return filed with the IRS or bank statements will be considered. Additional sources of income will also be considered.

**Community Polices: BREED RESTRICTIONS (SEE ADDENDUM)**

- Pet Policy:** Maximum of 2 pets per apartment
  - 40lbs weight limit
  - Weight limit on pets is determined by breed and weight at full maturity
  - Prior to move in, veterinarian letter is required stating name, weight, breed and vaccines are up to date.

**Vehicles:** There is no assigned parking and all apartments are allotted 2 parking spaces. These vehicles must be registered at the office at the time you sign your lease. Cars found on property without stickers will be towed at owner's expense.

**Apartment Availability:** The current availability list is updated as each apartment becomes available. This may occur at varying times throughout the day. An apartment becomes available to lease when Management posts the notice that an apartment has become available. This will occur when one of the following happens.

- Written Notice To Vacate Is Received
- Keys To The Apartment Are Received
- A Vacancy Has Been Confirmed

**NO MOTORCYCLES, BOATS, RECRATIONAL VEHICLES, SATELLITE DISHES OR GRILLS ARE ALLOWED ON PROPERTY.**

**Application will not be considered until the application has been fully executed and returned, and all applicable application deposits and fees have been paid. I have read and understand the entire resident screening policy of this community.**

**APPLICANT (S) SIGNATURES**

_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____

LESSOR \_\_\_\_\_ DATE: \_\_\_\_\_

**Sugarloaf Apartments does business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex national origin, handicap or familial status, or any protected class as defined by the state and local jurisdiction.**

