



Application, Lease Term and Qualifications

A \$30 application fee is required to cover the cost of reviewing credit and rental history. Each application must be accompanied by a deposit check. A \$100.00 deposit check is required to hold the apartment. All paperwork must be turned in within 3 days, or the apartment will be cancelled and the \$100.00 deposit check will be lost.

Lease terms are 12 months. Corporate housing with lease terms starting with 3 months is available at a premium.

Qualifications to lease include: 1) Monthly gross income equal to 3 times the rent (all income must be verifiable) a most recent tax return or two most recent pay stubs; 2) Employment verification; 3) Satisfactory credit history; 4) Satisfactory rental history; 5) Photo ID.; 6) Valid driver's license if vehicle will be driven on site; 7) A Renter's Insurance Policy is required.

This information sheet is intended to give prospective residents a brief summary of rental rates and leasing guidelines. Rates are subject to change without notice. Additionally, not all policies and guidelines are covered. Terrace Apartments reserves the right to revise or modify the leasing guidelines and policies at any time without notice.

In order to assure a quality lifestyle for all our Residents, we have established a maximum number of occupant guidelines for each floor plan type. These guidelines are: (2) occupants in a studio floor plan (2) occupants plus (1) in a one bedroom and (4) occupants plus (1) in a two bedroom.

Terrace Apartments does business in accordance with Federal Fair Housing Law. It is illegal to discriminate against any persons because of race, color, religion, sex, handicap, familial status or national origin.