



Rental Terms and Pets

- 1) **LEASE TERM:** All rental rates are based on a twelve (12) month lease term period. Short-term leases may be signed at a **PREMIUM** rate as follows: nine (9) months at seventy five (\$75) per month premium, six (6) months at one hundred (\$100) per month premium, less than six (6) months including MTM is one-hundred dollar (\$100) per month premium (only available on lease renewals). On short-term leases, rent and move-in specials are not applicable
- 2) **CHANGE OF UNIT OR M/I DATE:** If you would like to change the date of your scheduled move-in or the unit style, you must submit your request 30 days prior to your lease commencement. Changes received less than 30 days in advance will incur a \$150 change fee if we are able to accommodate the request.
- 3) **PRORATED RENT:** If the resident's move-in date is after the first of the month, the prospective resident is required to pay, at the time of the lease signing, a full month's rent and the prorated rent due will be due the second month.
- 4) **KEY ACCESS:** La Vita on Lovers Lane will provide new Residents one mail key per bedroom & one house key per lease-signing adult (18 years of age or older). Additional house & mail keys are available for \$25 & \$10 respectively.
- 5) **FURNISHED APARTMENTS:** La Vita on Lovers Lane offers furnished apartments for an extra \$175/month on studio and one-bedroom apartments and \$250/month on two bedroom apartments. 12 month lease required unless part of a corporate contract.
- 6) **UTILITIES:** All utilities are paid for by La Vita on Lovers Lane and re-billed to resident on a monthly basis. The first and last month's utility bills may be estimated. Water, gas and trash/recycling charges are based upon the number of people living in the home, the size of the apartment and the property's monthly water and rubbish bills. Electricity is re-billed based upon an estimated usage or actual electric usage as shown on unit sub-meter. Rubbish is a \$7/mo flat fee. There is a \$100 utility deposit for all studio and 1bd apartments and a \$150 deposit on 2bd apartments for the electric service. This fee is due on the day you pick up keys, and is fully refundable at move out as long as utilities are paid on time and in full for the term of your lease contract.
- 7) **APARTMENT INSPECTION:** Resident should notify manager of any problems with their unit within seven (7) days of move-in or it will be assumed at lease end that damage was not present in apartment at lease commencement & any costs to fix damage will be the responsibility of Resident.
- 8) **PETS:** The pet deposit is \$300 per pet (1/2 is non-refundable) for pets 25 lbs or less. For pets 26 lbs or more a \$400 pet deposit is required (1/2 is non-refundable). Limit of two pets per apartment. All pets must have proof of being spayed or neutered and have proper vaccinations and rabies shots. No aggressive breeds allowed. Pet interview/approval required by management prior to move-in. If you acquire a pet after move-in, you are required to notify the office and pay the appropriate fees. Pet birds are not permitted on the property.
- 9) **DEPOSIT:** Standard security deposits are \$250 on studios and 1bd apartments and \$350 on 2bd apartments. In order for us to assign you an apartment, the deposit amount must be paid in-full. If you are not approved, for any reason, this money will be refunded immediately. If your application is approved, this deposit is refundable upon move-out after inspection of the vacated unit if it is in proper condition.
- 10) **UTILITY DEPOSIT:** There will be a \$100 deposit on all studio and 1bd apartments and a \$150 deposit on all 2bd apartments for the electric. This deposit is due when you pick up your keys and is fully refundable at move out as long as your utilities are paid on time and in full for the term of your lease contract.
- 11) **QUIET ENJOYMENT OF HOME:** Fines are issued after 2 warnings on the following rules:
Loud music, performing major vehicle repairs on premises, obstruction of curb appeal e.g. using patios/balconies for storage of any kind, drinking outside on the premises (alcoholic beverages), littering in entryways, dumping trash in undesignated areas, leaving children unsupervised. All fines apply to all rules and or violation of the Lease Contract and addendums added.
- 12) **AMENITIES:** Apartment prices based upon the following amenities (general up-charges below):
 - \$20/mo Balcony
 - \$15/mo Pool-View
- 13) **PARKING:** Each apartment will be issued one parking sticker per bedroom. Additional spots may be available for a charge of \$30 per month payable along with rent. If you do not have a vehicle and therefore will not be using the parking space you are entitled to, a discount of \$15/month will be applied to your rent.
- 14) **WI-FI ACCESS:** The La Vita on Lovers Lane Wi-Fi network is intended to provide basic internet access to all courtyards and common areas. We cannot guarantee the availability of bandwidth or the speed of the network – especially during peak hours. If you require uninterrupted internet service, we recommend that you set up your own private network rather than utilizing the shared network available to all residents.

Resident Qualifying Criteria

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help in making your decision, we have listed below the criteria for qualifying as a resident with us.

- 1) A separate application must be thoroughly completed, dated and signed by each applicant as well as any occupant over the age of 18 and all co-signers. Spouses may complete one rental application.
- 2) The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.
- 3) Prior to move-in, each applicant must provide a government-issued photo identification and allow it to be copied in order for management to confirm their identity.
- 4) If applicant's family will be occupying the dwelling, family size must be appropriate for the available apartment, i.e., no more than two persons per bedroom. Children younger than six months are not considered occupants of the apartment at the time of lease signing. When they are six months old they are considered occupants.
- 5) Employment and monthly income must be verifiable. Total monthly income of all applicants must be 3.0 times the monthly rent. However, an applicant may qualify with income of 2.5 times the monthly rent if they pre-pay last month's rent or pay a full month's deposit. Applicant should have 6 months of rental history and 6 months of job history. Retired or self-employed applicants must provide a bank statement or tax return for the previous year that reflects the income required. Applicant should have at least "or no less than" 65% positive current credit.
- 6) Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant
 - Insufficient income (total all applicants)
 - Felony and some misdemeanors such as controlled substances, etc...
 - Criminal conviction history of violent or sexual crime committed by any applicant
 - Poor credit history of any applicant (credit reports are obtained); previous bankruptcy (requires additional security deposit equal to at least one month's rent)
 - Poor rental history profile of any applicant (rental history reports obtained)
 - Rental history of: Non-payment or frequent late payments of rent, eviction, drug use, poor housekeeping, poor supervision of children, unruly or destructive behavior by applicant, applicant's children, or applicant's guest or violence to persons or property by applicant, applicant's children, or applicant's guest
- 7) An application fee of \$35.00 is due in separate money order or check which is non-refundable. In order for us to hold an apartment, we require the quoted security deposit amount to be paid in full. If you are not approved, for any reason, this money will be refunded immediately.
- 8) The standard security deposit is \$250 for a studio or 1bd apartment and \$350 for a 2bd apartment. There is also a \$100 deposit for all 1bd apartments and a \$150 deposit on 2bd apartments for utilities (water, trash, and gas). This fee is due on the day you pick up keys, and is fully refundable at move out so long as utilities are paid on time and in full for the term of your lease contract.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, sexual preference, disability, or familiar status. The tenant selection criteria include factors such as criminal history, credit history, current income and rental history. Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application maybe rejected, and your application fee will not be refunded.