



Pre application Information and Questionnaire

10578 Stadium Dr.
Kalamazoo, MI 49009

- Rent:** \$1300 per month
- Security Deposit:** \$1950 (Security deposit is NOT last month's rent)
- One time cleaning fee:** \$250 (non-refundable, does not cover excessive cleaning or damage)
- Smoking deposit:** \$250 (only if you smoke)
- Pet deposit:** \$250 (for one small pet) or \$350 (for one large dog, over 50lbs.)(Only if you have pet(s))
- Monthly pet fee:** \$25 (for each small pet, up to 50 lbs, no more than 2 pets) or \$50 (for one large dog, over 50lbs.)
(Only if you have pet(s))
- Monthly smoking fee:** \$25 (only if you smoke)

-Income and debt qualifications *Your total rent payment + debt payments should not exceed 50% of your after tax income. (Debt payments including car, student, and other loan payments, child support, minimum credit card payments, etc.*

-Employment Checklist We require at least one adult resident to be working full time.

-Background- We generally require a background that is free of any serious criminal convictions. However if a criminal history is long past, and you have proof of being on a job and reliable character references, those situations will be looked at on a case by case basis.

-What we look at for qualification: 1) Fico score above 650, 2) solid employment history (either on current job for at least a year or on a new job from which you resigned your position at your former job where you worked at least two years, and they can provide a solid reference), 3) positive rental, employment, and personal references from reliable sources. 2 out of 3 of these criteria must be met to qualify. *(A prospective tenant who scores 3 out of 3 will have priority over you.)*

-What about renter's insurance: We require renter's insurance, we do not cover your items in the event of a fire, tornado, flood, theft, or any other event. RENTER'S INSURANCE WITH LIABILITY COVERAGE IS REQUIRED.

-What is the application fee? *There is a \$30 credit processing fee for at least one person in the lease, if one can qualify with income and credit history. Additional \$30 per person for credit processing may be needed if one person alone can't qualify, and needs a cosigner. There is also a \$25 per adult criminal background check fee for each adult to be living at the premises. Example: 2 adults would be \$30 + \$25 + \$25 = \$80. (If one person's income or credit history is insufficient for approval, an additional \$30 would be required for the second credit check.)*

Credit fee calculator:

_____ Number of adults X \$30 per each adult responsible for paying rent= _____

Criminal background check calculator:

_____ Number of adults X \$25 per each adult (or minor with driver's license) = _____

Total application fee: \$ _____

PETS: We allow 2 pets, up to 50 lbs. (dogs and cats only), or 1 large dog. Pitbull terriers, Rottweilers, Huskies, Bull mastiff, and wolves or wolf hybrids are not allowed. Pet fee is \$25 per pet, or \$50 for a large dog (up to 100 lbs.) Pet deposit is \$250 for one small pet or \$350 for two pets or one large dog.** You also must furnish proof from your veterinarian that pets have been vaccinated against rabies, spayed or neutered, and a copy of a valid dog license from the county. If unauthorized pets are found in your unit, you will be charged a full \$50 fine per pet, per month from the beginning of the lease, regardless of how long you have had the unauthorized pets. (Pet sitting or having a "pet visit" from another person on the premises is considered an unauthorized pet) You will also receive a 30 day notice to move out until the pet fine is payed in full and the unauthorized pet is permanently removed from the premises. Failure to pay the fine or subsequent violations of this policy will result in eviction. You also must notify us immediately before you get a new pet, whether or not you had pet(s) before hand or you are replacing a pet. **DOGS ARE NOT ALLOWED TO BE HOME ALONE FOR MORE THAN TWO HOURS. YOU MUST HAVE A FAMILY MEMBER OR PET SITTER PRESENT, TAKE THE PET WITH YOU, OR TAKE IT TO "DOGGY**

