

These are monthly fees that are added on top of the rent on a monthly basis in all our WYCLIFFE new construction rentals community:

### **\$95 - TENANT BENEFIT PACKET (MONTHLY)**

- Resident will be automatically enrolled into a benefit package at move in which includes quarterly HVAC filter delivery.
- Access to the online portal.
- Smart lock
- Lawn maintenance
- Concierge garbage service

### **FEES AND REQUIREMENTS**

- APP FEE : \$65
- ADMIN FEE : \$150 (ONLY PAID IF APPROVED)
- DEPOSIT: Equivalent to one months rent - Due within 24hrs of approval
- RENT: Due ONE WEEK before move in date.

### **PET FEES:**

ONLY 2 PETS PER HOME

- Monthly pet fee is based on pet screening report.

Pet Fee: NOT REFUNDABLE

- DOG: \$500
- CATS \$300

### **TO QUALIFY**

- No specific credit score required
- Income must be a combined income of 3 times the rent amount
- Everyone 18+ years old must fill out an application and sign lease
- Criminal background is case by case scenario

### **RENTAL VERIFICATION**

- Your current rental history will be verified.
- The security deposit may be increased if an applicant has no rental history.
- Broken lease or eviction within the last 12 months will be automatically denied.
- Broken lease or eviction over 24 months old will be considered with proper explanation.  
Good current 12month rental history is required if past broken lease or eviction.

APPLICATION PROCESS TAKES 5 BUSINESS DAYS

- Refrigerator included
- Washer and dryer included
- Gas stove included