

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

**\$135 - BENEFIT PACKET INCLUDES: (MONTHLY)**

- ✓ HIGH SPEED INTERNET - Fastest internet available
- ✓ LATCHEL - Where you make all payments and request repairs
- ✓ PORTAL - To make all your payments
- ✓ BI-ANNUAL SERVICING,
- ✓ SMART HOME PACKAGE (THERMOSTAT/LOCK)

**\$90 - YARD MAINTANANCE (MONTHLY)**

- ✓ Front and back yard

**ONE TIME FEES**

**PROPERTY FEES & APP REQUIREMENTS**

- ✓ APP FEE : \$65
- ✓ ADMIN FEE : \$150 (ONLY PAID IF APPROVED)
- ✓ DEPOSIT: Equivalent to one months rent - Due within 24hrs of approval email
- ✓ PET FEES:
  - \$500 Per dog up to 50lbs - fee may be higher on larger dogs
  - \$300 Per cat
  - Plus \$25+ monthly fee per pet

**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. Goodcurrent 12month rental history is required if past broken lease or eviction.

**APPLICATION PROCESS TAKES 5 BUSINESS DAYS**

- ✓ Refrigerator included
- ✓ Gas stove included
- ✗ No washer and dryer included