

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

**\$60 - BENEFIT PACKET INCLUDES: (MONTHLY)**

- ✓ LATCHEL-Where you make all payments and request repairs
- ✓ PORTAL-To make all your payments
- ✓ Quarterly HVAC filter delivery.

**\$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 Monthly pet fee is based on pet screening report.

**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**

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