

# JUNIUS apartments

SINCE 1925

## APPLICATION & LEASING POLICIES

**Application Fee:** \$65 per adult occupant.

**Utilities:** Water utilities and trash charges are billed through the property. Electricity is purchased directly from provider of residents' choice.

**Pet Policy:** We do not charge pet rent! Up to two dogs / cats may be allowed. Rodents, reptiles and other exotic pets are not permitted. We reserve the right to exclude aggressive, loud or large breeds / animals, subject to discretion of management. Prohibited breeds include, but are not limited to, the following (or any mix thereof): Pit Bull, Rottweiler, German Shepherd, Presa Canario, Doberman Pinscher, wolf-hybrids, Mastiffs and Great Danes. A one-time pet fee will be assessed before a permitted animal may be brought into the apartment:

- \$150 per pet weighing less than 35 lbs.
- \$250 per pet weighing 35 lbs. or more

Pets that grow to exceed the 35-lb. threshold will then incur the additional pet fee. Pets weighing 70 lbs. or more are prohibited.

**Credit History:** All credit history must be satisfactory and current. Items reviewed to determine approval include but are not limited to credit score, check writing history, evictions, judgments and bankruptcies. Applicants with insufficient or unsatisfactory credit or rental history may have an opportunity to lease by pay an increased security deposit.

**Income Requirements:** Applicants' income must be verified at 2½ times the monthly rent. This requirement may be satisfied using an increased security deposit and/or proof of enrollment in an academic or research program, subject to our approval.

**Smoking:** Smoking is not permitted anywhere on our property.

**Criminal history:** If you have been arrested, convicted or received deferred adjudication for any felony your application will automatically be denied. Some misdemeanors in the following categories will also be denied automatically: property, animal, violence, family, public justice, weapons, organized crime, drug, sex and unclassified related crimes. Please note that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.

**Occupancy limit:** The occupancy limit per apartment size is:

- Studio: two persons
- One Bedroom: two persons, plus a child under 3 years old
- Two Bedroom: four persons

**Equal housing opportunity statement:** We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

- RATES AND POLICIES ARE SUBJECT TO CHANGE -