

SWEETBRIAR APARTMENTS
RENT AND POLICY SCHEDULE

UNIT TYPE	SQ. FT	RENT	ANNUAL INCOME REQUIREMENT	DATE OF CHANGE
1 Bedroom	728	\$820-\$ 890	\$24,600 - \$26,700	04/01/16
2 Bedroom/1 Bath	898	\$900-\$ 970	\$27,000 - \$29,100	04/01/16
2 Bedroom/2 Bath	1035	\$935-\$ 995	\$28,050 - \$29,850	04/01/16
2 Bedroom/2 Bath	1160	\$955-\$1015	\$28,650 - \$30,450	04/01/16

Rent includes: Heat, Cooking Gas, Water, Sewer, Trash, Snow Removal, Landscaping, Pool and Storage

OCCUPANCY STANDARDS:

One bedroom – up to two persons maximum
Two bedroom – up to four persons maximum

COMMUNITY POLICIES

Lease Term: 8-12 months
8 months \$20 premium/month
9 months \$15 premium/month
10 months \$10 premium/month
11 months \$ 5 premium/month

PETS: (maximum two pets)

Cats and small dogs under 35 pounds –full grown
Breed restrictions may apply
\$250.00 nonrefundable pet fee/per pet
\$25.00 per month pet rent/per pet

RENTERS INSURANCE REQUIREMENTS

Proof of renters insurance is required at time of move-in. The liability limit must be \$100,000.00 and Sweetbriar Apartments must be listed as an “additional interested party”. It may be purchased with the company of your choice.

DEPOSITS

Security: \$99.00 or one month rent based on income and credit history.

A separate payment must be provided for your security deposit.

LEASE RENEWAL POLICY

One year: Up to market
Month-to-month: \$100.00 plus increase to market rent (must fulfill initial lease term).

FEES

Application Fee: \$35.00 – per applicant/\$100.00 corporate (non refundable)
Lease Termination: One month current rent, as per lease
Internal Transfer: \$300.00 if during lease term. No charge if term is fulfilled. You may only up/down grade. No lateral transfers are permitted.
Pet Fee: \$250.00 nonrefundable pet fee per pet
\$25.00 per month pet rent per pet
NSF Fee: \$50.00
Late Fee: 10% of market rent

MONEY ORDER, CERTIFIED CHECK OR CREDIT CARD must be used to pay application fee, security deposit and first month’s rent.

Applicant Signature

Date

EFFECTIVE: 03/30/2016

Property Manager Approval: _____