



## VINEYARD COURT

### **Rental Information & Residency Qualifications**

Townhouse	\$3300
Upper Flat	\$3125
Lower Flat	\$3100
Carriage	\$2900

- Security Deposit: \$800 • Pet Deposit \$1000 • Lease Terms: 6 or 12 Months • Maximum 5 occupants •

**Tenant Qualifications & Guidelines:** A nonrefundable \$50 credit check is obtained on every individual (18 years old) subject to credit and reference screening. Verification of employment, rental history, eviction and a review of tenant's current status are also performed. All applicants must have a satisfactory background and demonstrate the ability to pay the applicable rent on the first of each month. A rent-to-income ratio of between 2.5x will be used as a standard rule to qualify tenants. Monthly income is the combined household total, and that income must be legal, provable and paid directly to the applicants. Credit score must be over 680.

**Rental History:** All applicant(s) must have positive rental references from prior landlords. All applicant(s) may not be considered if they have a record of eviction or conviction of the sale or manufacture of a controlled substance.

**Pet Policy:** Pet(s) may be allowed, but only in strict accordance with the Pet Rules and Regulations. Dogs may be no more than 14" tall and 25# fully grown. Fifty dollars (\$50.00) will be added to base rent and an additional deposit of \$1,000 is required. A second pet is \$800. Any resident(s) found to have unregistered pet(s) may be subject to immediate termination of tenancy, eviction, penalties for damages and /or full loss of security deposit. *Breed restrictions apply to Dogs. A copy of last Veterinary visit and Dog License is required.*

"First come, first qualified, first served." Omission or falsified information will result in denial.

Note: The above is subject to change without notice. Office Hours: Monday – Friday 10 AM to 5 PM.  
Email: [jmkent@vineyardcourapt.com](mailto:jmkent@vineyardcourapt.com) Check out our website [www.vineyardcourapt.com](http://www.vineyardcourapt.com)