

STONEHAVEN SOUTH APARTMENTS STATEMENT OF RENTAL POLICY

Availability:	Based on the availability of specific apartments
Rental Applications:	To be completed by all applicants and/or co-signers. A non-refundable application fee is paid for each applicant. All occupants 18 years and older must have an application for credit and criminal completed and must also be listed as a leaseholder.
Occupancy:	Maximum of two persons in a one-bedroom apartment home Maximum of four persons in a two-bedroom apartment home Maximum of six persons in a three-bedroom apartment home
Pets:	Cats and dogs will be accepted upon the following guidelines: All deposits paid prior to the arrival of the pet, monthly pet fees paid, pet addendum signed and documentation of license/registration and shot records provided. Prohibited breeds are as follows (but not limited to): Pit Bull/Staffordshire Terrier, Doberman, Rottweiler, Chow, Bull Mastiff, Akita, Malamute, Bull Dog, or any combination of the stated breeds. Veterinary documentation may be required. Fish tanks up to 20 gallons, small caged pets and birds must receive written approval by management. Violations of this policy can and will result in fines and default of the Missouri Lease Contract.
Vehicles:	Recreational vehicles, commercial vehicles and trailers are prohibited unless for moving in/out. Management reserves the right to limit, allow or disallow any vehicles or motorcycles from the community and change or amend these policies at any given time, without further notice.
Credit Bureau:	No established credit, rental history and/or shortage of qualifying income may result in a co-signer requirement. Applicants with bankruptcies that have been discharged will be considered. Applicants with a bankruptcy that has not been discharged will be considered declined. Applicant must not have any outstanding debt to a previous landlord or utility providers. If an outstanding debt has been satisfied but still showing within the credit bureau, written documentation will be required. When Management notifies the applicant of debts that need to be satisfied, applicant has 48 hours to provide documentation or the reserved apartment home will go back on the market and all fees will be deemed non-refundable. If an eviction or negative rental history reflects, applicant(s) will automatically be declined.
Criminal Offenses:	A criminal background check will be performed on all occupants 18 years of age and older. Applicants will be declined for any drug, theft, sex, violent misdemeanor crimes, or any crimes against a person. All felony crimes will result in denial.
Income/Employment:	Monthly gross income must be three times the market rental value for the apartment type in which the applicant is applying for. Pay stubs (4 weeks of most current), letter of intent, and/or tax returns are acceptable forms of income verification. Scholarships and Financial Aid must specify "housing allowance" to be considered as qualifying income. Alimony, commissions, and/or tips will require written verification. Self-employed applicants must provide yearly tax return. Applicants that do not qualify based on the income requirements will require a co-signer. All applicants must have at least 6 months on their current job or at least 1 year on their previous job. Monthly rent shall not exceed 33% of combined gross monthly income of ALL applicants (debt to income ratio).
Rental History:	Negative rental history will not be accepted. No rental history may require a co-signer.
Co-Signers:	Due to lack of applicant(s) rental history, employment and/or insufficient income, a co-signer may be required. The co-signer must complete a guarantor application and contract. Co-Signer must also meet the following qualifications: income must be equal to or greater than 33% of the sum of the rent for entire lease term plus the co-signer's current rental obligations or mortgage and qualify for all terms stated above.

Stonehaven South Apartments provides an equal housing opportunity to all. We abide by all fair housing practices and do not discriminate on the basis of race, color, religion, sex, handicap/disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation, or other factors that are unrelated to an applicant's ability to comply with the rental agreement and community policies.



** Management reserves the right to amend all policies stated above at any given time.
** Revised 3/10/2011**

