

Meriam Park

Rental Requirements Checklist



Please Note

Lease Term

9-12 months (Call to inquire)

Rates + Holding Deposit

** Rates per unit vary per square footage, ceiling height, views, and size of patio or balcony.

** Once your application is approved, the Holding Deposit will be 100% credited towards your total Move-in Balance.

Renters Insurance Mandatory Liability Coverage \$100,000

Maximum Number of Occupants

1 Bedroom = 2 People
2 Bedroom = 4 People

Screening

Every occupant 18+ must complete a background check.

First Come First Serve

All applications will be processed in the order in which they were received.

- Background and credit screening per applicant/adult occupant = **\$40** (non-refundable)
- Holding Deposit** = **\$500.00** to hold a unit after approval
If paying by check, please confirm with Leasing Office the entity to make payable to.

Applicant(s) Requirements

- An income requirement of at least 3 times the rent per month.
The income can be combined if more than one applicant is to be on the lease.
- Established rental history (3 years)
- If required income and rental history does not qualify, then a Guarantor is required to co-sign for the applicant. Guarantor must have an established income of 5 times monthly rent.
- Co-signer/Guarantor Requirements
 - Income equal to 4x monthly rent
 - Credit 650+
 - Proof of Rental history / home ownership (3 years)
- Credit
 - 650+ qualified with no conditions
 - 625-649 conditional qualified with additional deposit equal to 1/2 months rent or co-signer
 - 600-624 conditionally qualified with additional deposit equal to one month's rent or cosigner

Please fill out the online application completely, including...(for everyone)

- Applicant's name, phone number, address, and email
- Applicant's previous landlord's contact information with phone number and email
(if applicable)
- Co-applicant's name, phone number, email, and employer/supervisor's contact information
- Co-applicant's previous landlord's contact information with phone number and email
- Guarantor's name, phone number, address, and email
- Pet information (breed, name, weight, and picture)

Please have handy...

- Photo ID
- Two (2) most recent paystubs (*PDF or photo is OK*)
- Two (2) most recent bank statements (*PDF or photo is OK*)
- Credit/Debit card for the non-refundable screening fee
- Pet's current shots records, pet resume, and photo of pet (*PDF or photo is OK*)

Pets Rates + Guidelines

- Only cats or dogs allowed.
- Two (2) pets per unit
- Dogs must be non-aggressive, in addition to the following breed restrictions: Cane Corso, Doberman Pinscher, "Pit Bull," Presa Canario, Rottweiler, and Wolf Dog
- Dog/cat must be up-to-date on all vaccinations with proof.
- Renter's Insurance must cover \$100,000 liability.
- Pet rent = **\$30** per month per pet.
- Additional security pet deposit = **\$300** per pet. Max of 2 pets per apartment.
- Pet records must be submitted with application

Move-in Costs

- Full First Month's Rent (second month is prorated based on move in date)
- Security Deposit
- Water/Sewer Monthly Fee

