



V I N E Y A R D
C O U R T

RENTAL INFORMATION
TENANT QUALIFICATIONS

Lower Flat	\$3025 - \$3050
Upper Flat	\$3050 - \$3075
Townhouse	\$3200 - \$3200
Carriage	\$2800 - \$2850

Rental rates for each apartment are determined on an individual basis. Rent premiums are charged for the location within the project, features of specific units and other factors.

A NON-SMOKING COMMUNITY

Security Deposit: \$800 **Occupancy Limits: Maximum 4 Household Members** **Lease Terms: 6, 9, 12 Months**

Tenant Qualifications & Guidelines: A nonrefundable \$45 credit check is obtained on every individual (18 years old) subject to credit and reference screening. Verification of employment, rental history and a review of tenant's current status are also performed. All applicant(s) 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 33-35% will be used as a standard rule to qualify tenants. In situations where tenant has no other outstanding debts, a ratio of up to 40% may be used. **All must submit proof of one month income or commitment letter if starting new job. Income is combined household and that income must be legal, provable and paid directly to applicant. Credit score should be good to excellent (680 UP).** **Note: Vineyard Court only accepts our Credit Reports for verification.**

Rental History: All applicant(s) must have positive rental references from prior landlord. 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. **NO COSIGNERS.**

Full deposit is required within 24 hours of acceptance, paid by cashiers check or money order only. CHECKS PAYABLE TO KENT FAMILY PARTNERSHIP, LTD.

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.***

Satellite Dish: \$200 additional deposit with prior consent from Management. Some locations do not get service. Must adhere to satellite policy no drilling holes, cutting or attaching to roof.

"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: jbrown@vineyardcourapt.com Check out our website www.vineyardcourapt.com

