

La Crosse Village

A P A R T M E N T S

RENTAL INFORMATION & TENANT QUALIFICATION

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| <u>RENT</u> | 1 Bedroom - \$2,345.00 to \$2,475.00 <u>Upper Units Only</u> |
| | 2 Bedroom - \$2,675.00 to \$2,900.00 |

Rental rates for each apartment are determined on an individual basis. Rent premiums are charged for the location within the project and the two-bedroom end units.

WE ARE A NON-SMOKING COMMUNITY

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| <u>SECURITY DEPOSIT</u> | 1 Bedroom \$800.00 - 2 Bedroom \$800.00 |
| <u>OCCUPANCY LIMITS</u> | 1 Bedroom: Maximum of three people - 2 Bedroom: Maximum of four people |

TENANT QUALIFICATIONS & GUIDELINES: A nonrefundable \$50.00 (payable by check, money order, or cashier check) credit check is obtained on every individual (18 years old) subject to credit and reference screening. Verification of employment, rental history 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 /income of between 33-35% will be used as a standard rule to qualify tenants. In situations where the tenant has no other outstanding debts, a ratio of up to 40% may be used. Income is combined household and the income must be legal, provable, and paid directly to applicant must be three times the amount of rent. A non-fundable **\$50.00** application fee is required with all rental applications. **All must submit proof of 2 months' income or a commitment letter if starting a new job. Income is combined household and that income must be legal, provable, and paid directly to the applicant. Credit score should be good to excellent (680 UP) Note: La Crosse Village only accepts our Credit Report for verification.**

RENTAL HISTORY: All applicant(s) must have positive rental references from the prior landlord. All applicant(s) may not be considered if they have a record of eviction or conviction for the sale or manufacture of a controlled substance. No Co-Signers.

A full deposit is required within 24 hours of acceptance, paid by cashier's check or money order only.

PET POLICY: Pet(s) may be allowed, but only in strict accordance with the pet rules and regulations. Fifty dollars (\$50.00) will be added to base rent and an additional deposit of \$1000.00 is required. The second pet is \$800.00. Any resident found to have unregistered pets may be subject to immediate termination of tenancy, eviction, penalties for damages, and/or full loss of security deposit. ***Breed restrictions apply to dogs: Adult weight under 25 lbs., copy of last Veterinary visit & a copy of dog license.**

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 the 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: 10AM-5PM Monday – Friday email: icabatic@lacrossevillage.com

1595 Village Way • Morgan Hill, CA 95037

Phone: (408) 779-6577 Facsimile: (408) 779-2947 Website: www.lacrossevillage.com