

RENTAL POLICIES

Arbors of Findlay

Arbors of Mt. Vernon

Arbors of Wooster

Carriage Arms

Hilltop Manor

Town Place

Winchester Woods

Fair Housing: This is a Fair Housing Opportunity community. It is the policy of Granite Property Management Co. to rent to any qualified applicant in accordance with the Federal Fair Housing Act and all other applicable fair housing laws. This community, and Granite PMC, do not discriminate based upon race, color, religion, sex, handicap, familial status, or national origin.

Lease Term: 12 Months.
Short-term leases are available depending on suite availability, for an additional monthly charge. Furnished "Corporate" Suites may also be possible. Ask the Office for details.

Deposits:

* <u>Security Deposit:</u>	Equal to One Month's Rent
* <u>Pet Deposit:</u>	\$150.00 (additional pet rent, and other restrictions also apply)

APPLICATION PROCESS

1. Forms:

- A. Rental Application
- B. Verification of Employment
- C. Verification of Address

2. Application Fee: \$ 30.00 - Per Apartment. Is NON-Refundable.

3. Rental Deposit: \$300.00 - Applies toward Security Deposit, if application is approved.

DUE WITH APPLIC: **\$330.00**

4. Apartment is Reserved.

5. Credit Check: All Applicants are subject to a thorough credit check, performed by an independent third-party credit review agency.

6. Cancellation: You have 72 Hours (3 days, Sundays excepted) from application date to cancel, and receive a return of your full Rental Deposit (Application Fees are non-refundable in all events). If you cancel after 72 Hours for any reason, your Rental Deposit will be forfeited. Review the Rental Application thoroughly before signing and reserving an apartment.

7. Application is Approved:

- If you have not cancelled per above, the Rental Deposit is now NON-Refundable.
- If you have not cancelled per above, you must sign a Lease AND pay all money due ***within Fourteen (14) days*** of the application date (Sundays included).
- You will not be given possession of the apartment until a Lease is fully executed.

8. Application is Denied:

- Your Rental Deposit will be returned in full. (Application Fees are non-refundable)
- You will be given a letter explaining the reasons for the denial, which will include contact information for you to use, should you desire further information regarding the decision.

IMPORTANT POLICIES:

- All Residents are required to obtain a Renter's Insurance Policy, prior to move-in. The Policy must have a minimum coverage of \$300,000 for liability, and must name The Owner as an "Additional Insured."
- ALL monies due at time of move-in (balance of Security Deposit, any Pet Deposit, Rent, and any pro-rated Rent) must be paid in the form of a Cashier Check or Money Order.

