

RACHEL GARDENS
RENT AND POLICY SCHEDULE
 (Subject to Change)

UNIT TYPE	TOTAL UNITS	SQ. FT.	CURRENT RENT	WKLY INCOME REQUIREMENT	DATE OF CHANGE
One BR	146	1000	\$ 1775.00+	\$ 1228.00	05/01/18
Two BR	48	1100	\$ 1940.00+	\$ 1343.00	05/01/18
Two BR duplex	288	1100	\$ 2020.00+	\$ 1398.00	05/01/18
Two BR corner duplex	100	1100	\$ 2075.00+	\$ 1436.00	05/01/18

OCCUPANCY STANDARDS:

One bedroom – up to two persons maximum
 Two bedroom – up to four persons maximum

COMMUNITY POLICIES

Lease Term: 12 months

PETS (2 Pet Maximum)

Cats and small dogs under 50 Pounds
 \$50.00/month for dog
 \$25.00/month for cat
 \$350.00 Additional Non Refundable Pet Fee

DEPOSITS

Security: One bedroom: Ground Floor: \$1775.00
 Two bedroom: Ground Floor: \$1940.00 / Duplex: \$2020.00 / Duplex Corner \$2075.00

Amount of security deposit is subject to change based on application process. **A separate Money Order must be provided for your security deposit.**

LEASE RENEWAL POLICY

One year: Based on market rents
 Extension: \$500 extension option

FEES

Application Fee: \$50.00 first applicant / \$25.00 each additional applicant 18yrs or older / \$100.00 corporate. Fee is non-refundable, made payable to **RG Realty Investors, LLC.**
 Holding Fee: \$350.00 refundable deposit (to hold apartment)
 Inspection Fee: \$50.00 payable to **RG Realty Investors, LLC.**
 Pet Fee: \$50.00 per month for dog rent, \$25.00 per month for cat rent and an additional \$350.00 non-refundable pet fee.
 Lease Termination: Tenant will be responsible for a penalty equal to two months current rent, as per lease.
 Internal Transfer: \$500.00 if during lease term. No charge if term is fulfilled. You may only upgrade or downgrade - No lateral transfers are permitted. (Some additional transfer terms.)
 NSF Fee: \$30.00
 Late Fee: \$75.00
 Utilities: Tenants are responsible for all utilities including water/sewer charges.

MONEY ORDER or CERTIFIED CHECK must be used to pay application fee, security deposit, inspection fee and first month's rent.

 Applicant Signature

 Date

Property Manager Approval: _____