



RENT AND POLICY SCHEDULE

UNIT TYPE	TOTAL UNITS	SQ. FT.	CURRENT RENT	WEEKLY INCOME REQUIREMENT	DATE OF CHANGE
One BR	248	500	\$1335.00 - \$1550.00	\$920 - \$1070	3/15/18
One BR LG	36	550	\$1410.00 - \$1625.00	\$975 - \$1125	3/15/18
Two BR	330	675	\$1545.00 - \$1765.00	\$1065 - \$1220	3/15/18
Two BR LG	28	725	\$1640.00 - \$1860.00	\$1135 - \$1285	3/15/18

OCCUPANCY STANDARDS:

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

PREMIUMS:

Garages: \$99.00 per month

COMMUNITY POLICIES

Lease Term: 12 months

PETS (Restrictions Apply)

\$35.00 per month per dog or cat
 \$250.00 One-time Non-Refundable Pet Fee, Per Apt

DEPOSITS

Security: Equal to 1 month of rent

(Amount of security deposit is subject to change based on application process and qualifying applicants.)

A separate Money Order must be provided for your security deposit.

LEASE RENEWAL POLICY

One year: Based on market rents or rent control
 Lease Buyout: Upon first renewal: Tenant may purchase 60 Day Termination Rider for \$500

FEES

Application Fee: \$50.00 – First Applicant \$25.00 each additional, 18 or older (Fee is nonrefundable, payable to The Gardens at Wesmont Station, LLC)
 Holding Fee: \$250.00 refundable holding deposit (holds apartment for 48hrs only!)
 Pet Fee: \$35.00 Per month for dog or cat.
 Township Fee: \$50.00 Payable to: Borough of Lodi
 Fire Dept. Fee: \$75.00 Payable to: Lodi Fire Prevention Bureau

Early Termination: 30 days’ notice and penalty equal to two month’s current rent
 Internal Transfer: \$500.00 if during lease term. No charge if term is fulfilled. (Only permitted after initial Lease Term is fulfilled)

NSF Fee: \$35.00
 Late Fee: 5% of the current month’s unpaid rental balance

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

 Applicant Signature

 Date

