

# COLEBROOK APARTMENTS

## RENT AND POLICY SCHEDULE

Effective March 24, 2017

<u>UNIT TYPE</u>	<u>SQ. FT</u>	<u>RENT</u>	<u>ANNUAL INCOME REQUIREMENT</u>	<u>DATE OF CHANGE</u>	<u>CO-SIGNER ANNUAL INCOME REQUIREMENT</u>
Small Eff. (Gas)	399	\$699.00	\$20,970.00	05/06/16	\$31,455.00
Small Eff. (Elec)	399	\$645.00	\$19,350.00	05/06/16	\$29,025.00
Large Eff. (Elec)	510	\$685.00	\$20,550.00	05/06/16	\$30,825.00
1 BR Jr. (Gas)	532	\$835.00	\$25,050.00	05/06/16	\$37,575.00
1 BR (Gas)	720	\$920.00	\$27,600.00	05/06/16	\$41,400.00
1BR (Elec)	720	\$820.00	\$24,600.00	03/24/17	\$36,900.00
1BR - Den (Elec)	918	\$860.00	\$25,800.00	03/24/17	\$38,700.00
Small 2BR (Gas)	819	\$1010.00	\$30,300.00	03/24/17	\$45,450.00
Small 2BR (Elec)	819	\$869.00	\$26,070.00	03/24/17	\$39,105.00
Large 2BR (Elec)	1102	\$920.00	\$27,600.00	03/24/17	\$41,400.00
2BR 2 Bath (elec)	1184	\$949.00	\$28,470.00	03/24/17	\$42,705.00
2BR 2 Bath (Gas)	1184	\$1089.00	\$32,670.00	03/24/17	\$49,005.00
3BR (Elec)	1264	\$1054.00	\$31,620.00	03/24/17	\$47,430.00

Rent includes water, sewer, trash removal, snow removal and landscaping.

### OCCUPANCY STANDARDS:

Studio – 1 person

One bedroom – up to two persons maximum

Two bedroom – up to four persons maximum

Three bedroom – up to six persons maximum

### COMMUNITY POLICIES

Lease Term: 12 months

### PETS

No pets permitted. (Service Animals are not classified as pets.)

### RENTERS INSURANCE REQUIREMENTS

Proof of renters insurance is required at time of move-in. The liability limit must be \$100,000.00 and Colebrook Apartments must be listed as an “additional interested party”. It may be purchased with the company of your choice.

### DEPOSITS

Security: \$300.00 or one month rent based on the income and credit history.

**A separate payment must be provided for your security deposit.**

### LEASE RENEWAL POLICY

One year: 3% or up to market rent.

Month-to-month: \$75.00 plus renewal increase (must fulfill initial lease term).

### FEES

Application Fee: \$40.00 – first applicant/\$40.00 per additional applicant/\$100.00 corporate (non refundable)

Holding Fee \$99.00 refundable deposit (to hold the apartment)

Lease Termination: One month current rent, as per lease plus forfeiture of security deposit

Internal Transfer: \$300.00 if during lease term. No charge if term is fulfilled. You may only up/down grade. No lateral transfers are permitted.

NSF Fee: \$50.00

Late Fee: \$50.00

Upgrade Fee: \$65.00 per month

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

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

EFFECTIVE: 3/24/2017

Regional Property Manager Approval: \_\_\_\_\_