

# COLEBROOK APARTMENTS

## RENT AND POLICY SCHEDULE

Effective February 14, 2018

<u>UNIT TYPE</u>	<u>SO. FT</u>	<u>RENT - UPGRADE</u>	<u>ANNUAL INCOME REQUIREMENT</u>	<u>DATE OF CHANGE</u>	<u>CO-SIGNER ANNUAL INCOME</u>
<b><u>REQUIREMENT</u></b>					
Small Eff. (Gas)	399	\$699.00 - \$759.00	\$20,970	05/06/16	\$31,455
Small Eff. (Elec)	399	\$655.00 - \$715.00	\$19,650	02/14/18	\$29,475
Large Eff. (Elec)	510	\$695.00 - \$755.00	\$20,850	02/14/18	\$31,275
1 BR Jr. (Gas)	532	\$835.00 - \$895.00	\$25,050	05/06/16	\$37,575
1 BR (Gas)	720	\$930.00 - \$990.00	\$27,900	02/14/18	\$41,850
1BR (Elec)	720	\$830.00 - \$890.00	\$24,900	02/14/18	\$37,350
1BR - Den (Elec)	918	\$880.00 - \$940.00	\$26,400	02/14/18	\$39,600
Small 2BR (Gas)	819	\$1030.00 - \$1100.00	\$30,900	02/14/18	\$46,350
Small 2BR (Elec)	819	\$889.00 - \$ 959.00	\$26,670	02/14/18	\$40,005
Large 2BR (Elec)	1102	\$940.00 - \$1010.00	\$28,200	02/14/18	\$42,300
2BR 2 Bath (elec)	1184	\$969.00 - \$1039.00	\$29,070	02/14/18	\$43,605
2BR 2 Bath (Gas)	1184	\$1109.00 - \$1179.00	\$33,270	02/14/18	\$49,905
3BR (Elec)	1264	\$1084.00 - \$1154.00	\$32,520	02/14/18	\$48,780

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.

### **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

**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: 02/14/2018