

COLEBROOK APARTMENTS

RENT AND POLICY SCHEDULE

Effective July 25, 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> |
|---------------------------|---------------|-----------------------|----------------------------------|-----------------------|--------------------------------|
| <u>REQUIREMENT</u> | | | | | |
| Small Eff. (Gas) | 399 | \$734.00-\$794.00 | \$22,020 | 07/25/18 | \$33,030 |
| Small Eff. (Elec) | 399 | \$690.00-\$750.00 | \$20,700 | 07/25/18 | \$31,050 |
| Large Eff. (Elec) | 510 | \$730.00-\$790.00 | \$21,900 | 07/25/18 | \$32,850 |
| 1 BR Jr. (Gas) | 532 | \$870.00 - \$930.00 | \$26,100 | 07/25/18 | \$39,150 |
| 1 BR (Gas) | 720 | \$965.00 - \$1025.00 | \$28,950 | 07/25/18 | \$43,425 |
| 1BR (Elec) | 720 | \$865.00 - \$925.00 | \$25,950 | 07/25/18 | \$38,925 |
| 1BR - Den (Elec) | 918 | \$915.00 - \$975.00 | \$27,450 | 07/25/18 | \$41,175 |
| Small 2BR (Gas) | 819 | \$1065.00 - \$1135.00 | \$31,950 | 07/25/18 | \$47,925 |
| Small 2BR (Elec) | 819 | \$924.00 - \$ 994.00 | \$27,720 | 07/25/18 | \$41,580 |
| Large 2BR (Elec) | 1102 | \$975.00 - \$1045.00 | \$29,250 | 07/25/18 | \$43,875 |
| 2BR 2 Bath (elec) | 1184 | \$1004.00 - \$1074.00 | \$30,120 | 07/25/18 | \$45,180 |
| 2BR 2 Bath (Gas) | 1184 | \$1144.00 - \$1214.00 | \$34,320 | 07/25/18 | \$51,480 |
| 3BR (Elec) | 1264 | \$1119.00 - \$1189.00 | \$33,570 | 07/25/18 | \$50,355 |

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: 07/25/2018

Regional Property Manager Approval: _____