

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: _____