

WESTMINSTER CLUB APARTMENTS
3901 DARIEN HIGHWAY, BRUNSWICK, GA 31525
912-264-4832

STATEMENT OF RENTAL POLICY

Westminster Club Apartments does not discriminate on the basis of race, color, sex, disability, familial status or national origin. Applicants for apartment homes will be accepted on a first come, first serve basis and subject to availability of apartment type required. Omissions or falsifications may result in rejection of application or termination of lease. A driver's license or other legal photo I.D. will be required for identification and a copy will be retained in the lease file upon move in. All applicants must be a minimum age of eighteen (18) years of age. **Each applicant must pay a NON-REFUNDABLE APPLICATION FEE OF \$40.00 per person.**

EXAMPLE;

- Maximum occupancy in a One Bedroom apartment is two persons (minimum gross monthly income equal to or above \$1,875)
- Maximum occupancy in a Two Bedroom apartment is four persons (minimum gross monthly income equal to or above \$2,175)
- Maximum occupancy in a Three Bedroom apartment is six persons (minimum gross monthly income equal to or above \$2,625)

In considering an applicant for residency, the following will be reviewed:

1. Gross income per applicant must be a minimum of 3 times the amount of rent.
2. Applicant(s) must have a verifiable source of income. Income verification is required. A copy of last two year's tax returns or company bookkeeping, bank records, or P&L statement may be used if self-employed. Copies of bank statements, retirement, pension, social security, and / or annuities may be used as well. Child support may also be used.
3. Each applicant's credit report will be processed. All accounts must be in good standing with all creditors.
4. Verifiable rental history is required. Applicant may not have unresolved debts to a previous landlord / mortgage and must be in compliance with all terms of the lease and policies.
5. If a co-signer is permitted, they must meet all income and qualifying criteria. A co-signer will be fully responsible for the lease, rent payments, damages, term fees, etc. if the occupying resident defaults.
6. Criminal background check on each occupant of age 18 is required. The \$40 application fee covers the applicant. There is a charge of \$25 per person to run a criminal background check on any other occupants who are the age of 18 or above who will be residing in the apartments. This also pertains even if the 18 or above year old persons moves in after the original move in date. A felony charge MAY automatically disqualify you.
7. RENTER'S INSURANCE IS STRONGLY RECOMMENDED AT MOVE-IN.

If you want us to hold a particular apartment for you until move-in you must pay a Good Faith Deposit. You have a 72 hour window from the time your application is approved to change your mind and receive a refund of your Good Faith Deposit. After the 72 hour window expires, the Good Faith Deposit will be forfeited as damages if you change your mind and cancel your application and do not move in. At move-in you will also owe an administrative fee of \$50 and a one-time vehicle parking decal fee of \$5 per vehicle. There may or may not be an additional non-refundable lease fee as well.

- I/We hereby grant Westminster Club Apartments permission to obtain a copy of my / our credit report, criminal background check, employment verification and rental history record in order to meet the necessary criteria.
- I/We have read the above and understand the criteria from which my / our application will be approved.

Signature(s) _____ Date _____