

WINDSOR COURT
RENT AND POLICY SCHEDULE

UNIT TYPE	SQ. FT	RENT	ANNUAL INCOME REQUIREMENT	DATE OF CHANGE
2 Bedroom	1081	Based on Market	\$35,970.00 - \$37,940.00	07/19/2018
3 Bedroom	1400	Based on Market	\$37,500.00 - \$42,500.00	07/19/2018

Rent includes water, sewer, trash removal, snow removal, landscaping, swimming pool and fitness center.

OCCUPANCY STANDARDS:

Two bedroom – up to four persons maximum

Three bedroom – up to six persons maximum

COMMUNITY POLICIES

Lease Term: 6-12 months

PETS – Maximum of 2 pets

Breed restrictions may apply

\$300 non-refundable pet fee / \$500

second pet

\$25.00 monthly pet rent per pet

RENTERS INSURANCE REQUIREMENTS

Proof of renters insurance is required at time of move-in. The liability limit must be \$100,000.00 and Windsor Court 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: Renewal amounts will be based on the market rent.

FEES

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

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.

Pet Fee: \$300.00 Non-refundable pet fee / \$500 for second pet

\$40.00 month pet rent per pet

NSF Fee: \$50.00

Late Fee: 10% of market rent

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

Applicant Signature

Date