

Treehouse Apartments
200 Marion Pugh
College station TX. 77840
Office: 979-696-5707
Fax: 979-693-0902
E-mail: leasing @treehouseapartments.com

Statement Of Rental Policy

MISSION STATEMENT

Treehouse Apartments is dedicated to providing the residents a neighborhood of incomparable living.

EQUAL HOUSING OPPORTUNITY STATEMENT

We are pledged to the letter and spirit of the United States policy for the achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers in obtaining housing because of race, color, sex, religion, handicap, family status, or national origin.

INCOME

Income must be at least three (3) times the amount of the monthly rental amount. In the event of roommates, combined income will be used. Copies of check, receipts, or a notarized statement must prove alimony, allowance, scholarships, or any other source of income from the agency. Income must be verifiable, not including tips.

GUARANTOR

A guarantor is only required if the resident does not pass the income requirements. Income requirements will be six (6) times the monthly rental amount.

No Application Fee For Guarantor

RENTAL APPLICATION

Each occupant without omissions or falsifications must complete a rental application. There is a \$25.00 application fee for each applicant.

CREDIT CHECKS

A complete check of credit history will be made

RESIDENCE- 1. Present and previous residence must have prompt payment record and sufficient notice given. 2. No history of NSF checks for rent. 3. No broken rental agreements or evictions. CREDIT BUREAU- a satisfactory rating. * Must have verifiable United States social security number and United States drivers License or ID, or fill out a supplemental rental application for Non-U.S. Citizens.

application, the security deposit will become the security deposit for the apartment. If application is denied only the security deposit is refundable the application fee is non-refundable. Once the application is approved, a period of twenty four (24) hours will be given in which to sign the lease contract. If this is not signed in twenty four (24) hours the deposit will be assed for liquidated damages and the unit will be released.

PET DEPOSIT

The pet deposit is \$200.00/\$100.00 non-refundable fee and a pet addendum must be completed and completely properly filled out. \$100.00 will be used upon move out for deodorizing and defleaing (additional charges may apply if the animal damages the apartment. The full pet deposit is due prior to the pet moving in. See office for breed restrictions unless used for guidance animals are not permitted in the pool areas. There is a limit of two (2) pets per apartment. And no taller than twenty-four (24) inches tall when full grown.

Cats must be spayed or neutered and declawed. Pets must be on a leash at all times when out side of the apartment and up to date on all vaccines as required by city statues.

Certain breed restrictions apply see office for details. For a support (dog, monkey, pig, ect.) A written statement from a Texas Licensed physician will be needed to support the need for a support animal.

DISCLAIMER

All prices are subject to change with out notice.

By signing below I/we agree and fully understand to the following terms, as explained in the Statement Of Rental Policy.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Owner's Representative

Date