

## SUPERIOR APARTMENTS, LLC

2419 East Franklin h Richmond, VA 23223 h Phone: (804) 377-9194 h Fax: (804) 377-0970

[www.superiorapartments.net](http://www.superiorapartments.net) h [info@superiorapartments.net](mailto:info@superiorapartments.net)

**Superior Apartments, LLC does business in accordance with the Fair Housing Amendments Act of 1988 and the Virginia Fair Housing Law, which specifies that it is illegal to discriminate against any person in residential real estate transactions because of race, color, sex, religion, physical or mental handicap, familial status, age or national origin. All lease signers must be at least 18 years of age or older.**

### RESERVATION FEE

A reservation fee of \$550.00 is required in order to reserve an apartment. \$50 is the application fee and \$500 will go towards your security deposit. This fee is non-refundable in the event of a cancellation by the applicant. You may pay this amount by MONEY ORDER or CHECK. Cash is not accepted. Currently, your reservation fee will hold your apartment for up to thirty (30) days.

### SECURITY DEPOSIT

A security deposit of \$500 is required before residency. Upon disapproval, any security deposit you have paid will be refunded. If your application is approved, the Security Deposit will be held until you vacate the premises. At that time, your Security Deposit, in addition with any interest due will be refunded in compliance with the terms of your lease and applicable Virginia Statutes.

### PETS

We allow **CATS ONLY**. Resident shall pay a sum of \$300.00 that is a non-refundable pet fee. We do not charge a monthly pet fee. Additional fees may be incurred in the event of damage to property, or for cleaning and extermination.

### QUALIFICATION RESTRICTIONS

Applicants for rental of a dwelling unit are subject to approval as follows:

Income: The total gross monthly income(s) of the applicant(s) must be equal or exceed an amount equal to 3 times the rental for that particular dwelling unit. Co-applicant's are accepted; however the gross monthly income of the co-applicant must equal or exceed five (5) times the rental for that particular dwelling.

Credit: CREDIT INFORMATION ON EACH APPLICANT WILL BE OBTAINED THROUGH A NATIONAL CREDIT-REPORTING AGENCY. CREDIT HISTORY SHOULD POSIT IVELY REFLECT THE APPLICANT 'S ABILITY AND WILLINGNESS TO MAKE PAYMENTS AS REQUIRED BY THE LEASE.

Rental Record: A satisfactory reference from previous landlord, i.e., compliance with the requirements of the lease as to payment of rent and observance of other obligations of the tenant specified therein.

Smoking: Superior Apartments is a smoke free building. Smoking is allowed in the courtyard area.

### LEASE, RULES AND REGULATIONS

All applicants must sign a lease and related rules and regulations before occupancy. We expect full compliance with these documents by all residents. Copies of these may be obtained from the rental staff for your preview.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF APPLICANT

## RENTAL APPLICATION

DATE OF APPLICATION \_\_\_\_\_ APT SIZE DESIRED \_\_\_\_\_ DATE DESIRED \_\_\_\_\_

APPLICATION FEE REQUIRED \_\_\_\_\_ RENT AMOUNT \$ \_\_\_\_\_ UNIT ADDRESS \_\_\_\_\_

LEASE TERM DESIRED:  12 MONTH

A FEE OF \$ \_\_\_\_\_ IS ACCEPTED AS A RESERVATION DEPOSIT. THIS DEPOSIT CAN BE RETURNED TO YOU ONLY IF THE



ARE YOU A PET OWNER?  NO  YES IF SO, WHAT KIND \_\_\_\_\_ WEIGHT \_\_\_\_\_ AGE \_\_\_\_\_

**CANCELLATION POLICY**

Cancellation must be provided in writing prior to applicant receiving deposit. Applicant(s) has 48 hours to cancel application following notification of approval for an apartment.

**ALL RESERVATION/APPLICATION FEES ARE NON-REFUNDABLE**

**RESIDENT STATEMENT**

I/We understand that the above information is being collected to determine my/our eligibility for residency. I/we authorize the owner/management to verify all necessary information provided on this application, and my/our signature is consent to obtain such verifications. **I/WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.**

“I hereby authorize Superior Apartments LLC to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my rental application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. **I hereby expressly release Superior Apartments LLC, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.**”

**SIGNATURE OF ALL ADULTS TO APPEAR ON LEASE**

_____	_____
SIGNATURE OF APPLICANT	SIGNATURE OF APPLICANT
_____	_____
DAYTIME CONTACT NUMBER	DAYTIME CONTACT NUMBER
_____	_____
EMAIL ADDRESS	EMAIL ADDRESS