



LANDMARK

by the RIVERS



APARTMENT FEES

1 Bedroom/1 Bathroom	767 – 1,140 Square Feet	From \$1,320 - \$1,910 / month
1 Bedroom/1 Bath + Den	1,158 – 1,430 Square Feet	From \$1,590 - \$2,080 / month
2 Bedrooms/2 Bathrooms	1,217 – 1,632 Square Feet	From \$1,870 - \$2,910 / month

Included in rent is water, sewer, trash, and gas, bike/kayak storage, dog-wash station, and coffee bar. Residents are responsible for their own electricity, and internet/cable services. Renters insurance is required.

ADDITIONAL FEES

Application	\$50	Renter's Insurance Premium	\$9.50/month
Security Deposit	\$1,000	(Until Residents provides own policy information)	

OPTIONAL FEES

Amenities		Indoor Parking	\$100/month
• Roof-Top Patio	• Business Center	Outdoor Parking	\$45/month
• Roof-Top Clubhouse	• Game Room	Storage Unit	\$25/month
• Fitness Center	• Utility/Work Space	Pet Fee	\$25/month/pet
		Electric Indoor Parking	\$175/month

PET POLICY

Landmark by the Rivers is a pet friendly community. There is even a dog-wash station on site. Cats and dogs of all sizes are welcome, with the exception of Pitbull Terriers, Doberman Pinschers, and Rottweilers. All pets must be pre-approved by management.

\$25/month/pet (2 pets maximum) \$250 one-time per pet, nonrefundable fee



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QUALIFYING CRITERIA

Landmark by the Rivers complies with Fair Housing and HUD Regulations. Landlord provides rental units to qualified persons without regard to race, color, familial status, disability, sex, national origin, or religion - in accordance with federal laws. Landmark by the Rivers does not discriminate based on marital status, ancestry, source of income, sexual orientation, age (18+), or status as a victim of domestic abuse, sexual abuse or stalking - in compliance with state laws. Landmark by the Rivers does not discriminate based upon physical appearance, gender identity or expression, political activity, or student status - in obedience with local laws.

APPLICATION FEE

\$50 per applicant

PROCESS & GENERAL REQUIREMENTS

- Monthly gross income of 3 times the monthly rent. If more than one tenant is applying, combined income will be considered.
- Any persons to be considered a Tenant and above the age of 18 must submit an application.
- Each applicant must pay the application fee.
- Documentation of a government issued ID must be provided.
- Renter's Insurance is required at time of move-in. If policy information is not provided, Tenant will be enrolled in Landmark by the River's Legal Liability to Landlord Program at an additional monthly premium of \$9.50.

INCOME REQUIREMENTS

Verifiable income includes:

- Paystub from the 30 days showing year to date wages.
- If employed less than 30 days, a letter from employer with hire date, position, and salary is required.
- If self-employed, provide the most recent tax return.
- A written letter from a certified accountant summarizing annual income.
- Bank statements showing available balance is equal to the required monthly income for the entire length of the lease term.
- Stock, money market, or trust accounts verifying a liquefiable income. Applicant must be the account holder.
- Government issued proof of income for Military, such as an LES.
- Social Security Verification
- Retirement pension account
- Disability from a government issued agency.
- VA Benefits from a government issued agency.
- Proof of Financial education assistance.
- Court ordered child support allocation.
- Court ordered alimony or palimony allocation.

CREDIT REQUIREMENTS

- A good or higher credit will be required, however, a fair credit will be considered upon passing other criteria.
- A credit report is required for all applicants. Reports review current accounts, delinquent accounts, collection accounts, bankruptcies, liens, judgements, public records, and any other outstanding balances.

OTHER POLICIES

- Cosigners/Guarantors will be required to make 4 times the monthly rent individually.
- A criminal background check will be conducted and failure to disclose or falsification on an application will result in automatic denial. A criminal record alone will not be grounds for denial.