

THANK YOU FOR INQUIRING ABOUT RENTING AN APARTMENT AT THE TRACE.

We know you'll love living here! The first phase is planned to be completed and ready for move-in spring 2020. Here's what you need to know to qualify, apply and sign a lease.

QUALIFICATIONS FOR LEASING

Applicants need to qualify individually, without a co-signer.

1. Your gross income must be 2.5 times your rent, if your credit score is 700+; If your credit score is 600 – 699, your income must be 3 times your rent
2. Provide current and any previous landlord contact information for verification
3. Have a good credit history of on-time payments for rent, loans or credit cards

DISQUALIFICATIONS

We will be unable to enter a lease contract with you if any of these apply:

1. A credit score below 600
2. A history of repossessions, foreclosures, outstanding utility collections, evictions or bankruptcies if before 3 years of the bankruptcy discharge date
3. A criminal history of violence

All occupants over the age of 18 must be on the reservation form, application form and lease agreement

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TraceEdwardsville.com

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MONTHLY RENTAL RATES

Rent rates include water, sewer, trash, WiFi and electric.*

| | |
|---------------------|---------|
| One Bedroom..... | \$1,600 |
| Two Bedrooms..... | \$2,000 |
| Three Bedrooms..... | \$2,400 |

*Caps for combined utilities: One bedroom = \$150.00 /
 Two bedroom = \$200.00 / Three bedroom = \$250.00

Initial monthly rent, garage rent, bike rent and pet rent are all due on your move in date.

Renters insurance is required, with a minimum of \$100,000 personal liability limit. Please provide proof of insurance at lease signing.

Military Discount: All Resident Active Duty and Retired Military receive a \$25 per month discount on rent.

PETS WELCOME

Resident(s) can have up to two cats or dogs
 2 pets per apartment with a 75lb combined weight limit.

Monthly Rent for Pets

1 or 2 pets \$30 per month / per pet
 (No aggressive breeds, including Pit Bulls, German Shepherds, Dobermans, and Rottweilers. Other breeds may be approved or declined on a per-case basis.)

LEASING FEES

| Fee | Amount | Due DATE |
|--------------------|--|----------------------------------|
| Application Fee | \$50 per person over 18 years of age | When applying |
| Administration Fee | \$500 non-refundable | Within 24 hours of signing lease |
| Security Deposit | Monthly rental rate minus \$500 administration fee | Within 24 hours of signing lease |
| Garage (optional) | \$85 / month | With monthly rent |
| Bike rent | \$15 / month | With monthly rent |
| Pet Deposit (Cats) | \$300 / per pet | Within 24 hours of signing lease |
| Pet Deposit (Dogs) | \$400 / per pet | Within 24 hours of signing lease |