

THANK YOU FOR INQUIRING ABOUT RENTING AN APARTMENT AT THE TRACE.
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.
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.
4. Pass criminal background check.

MONTHLY RENTAL RATES

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

One Bedroom.....	\$1,600+
Two Bedrooms.....	\$2,000+
Three Bedrooms.....	\$3,000+

Den Units

One Den.....	\$1,800 – \$2,000
Two Dens.....	\$2,400 – \$3,000

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

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

First Responder: Administration fee reduced to \$250.

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

\$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	\$60 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)		With monthly rent
Bike rent	\$15 / month	With monthly rent
Pet Deposit (Cats)	\$400 / per pet	Within 24 hours of signing lease
Pet Deposit (Dogs)	\$400 / per pet	Within 24 hours of signing lease

TraceEdwardsville.com

Building 1

6150 Trace Parkway Drive
Edwardsville, IL 62025

Building 2

6170 Bennett Drive
Edwardsville, IL 62025