

The Waterways of Lake St. Louis Rental Criteria



Welcome to the Waterways! We appreciate your interest in our community. Before you complete a Rental Application, we encourage you to review these requirements to determine if you will meet established rental criteria.

Each adult occupant must complete a separate Rental Application. All lessees must be 21 years or older. If you are going to be an occupant you are required to fill a partial application with your signature for permission to run a background check. Married couples may submit a single application.

Items A through K apply to the resident(s) responsible for paying rent under the apartment lease. Item D applies to all applicants and adult occupants.

- A. **INCOME-** Monthly combined income for all occupants must be two and a one half times (2 ½) the monthly rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, bank statements, tax forms, etc, or an acceptance letter from employer.
- B. **RENTAL HISTORY-** Applicant must have a minimum of twelve (12) months consecutive rental history or proof of home ownership. Satisfactory history is defined as no more than two (2) late payments and no more than one (1) returned check, the resident gave adequate notice to vacate, and there are no outstanding financial obligations to the landlord. The previous landlord must be willing to re-rent to the applicant. Applicant must not have left another apartment community with money owed.

*First time renters might be required to have a co-signer, or to pay an additional deposit. If a deposit is required, it will not exceed two months of market rent.

- C. **CREDIT HISTORY-** Applicant's credit history is evaluated based on the credit score supplied by a resident screening company. An applicant cannot have had a bankruptcy within the last two (2) years, judgments or liens in the past five (5) years, collections proceedings against them, or a property foreclosure in the last (2) years.

*Applicants with no credit history or insufficient credit history may be charged an additional security deposit or will need a co-signer.

- D. **OCCUPANCY GUIDELINES-** All residents and adult occupants must be listed on the lease agreement. Residents are allowed only 1 qualified change of occupants per lease agreement. No more than two (2) occupants may reside per bedroom. All lessees must be age 21-years or older.

*The two (2) person limitation shall not apply to a child or children born during the course of the lease. Residents that have a child or children born during the course of the lease will be required to transfer to another available apartment within ninety (90) days or the end of the lease, whichever is the later date.

- E. If resident elects to use any appliance other than the ones provided by Waterways Apartments LP, the resident will be charged for any damage caused by the appliance. Resident is responsible for applying to their insurance company if they desire to do so.



- F. **CRIMINAL HISTORY-** All occupants will be checked for criminal history. The history must not contain a felony conviction, deferred adjudication for a felony, a misdemeanor for a crime against a person, sexual offence, check fraud, or other serious criminal infractions.
- G. **CO-SIGNERS-** To co-sign on an applicant's behalf, co-signer must complete an application and meet all rental criteria. Income requirements for a co-signer must be three and one-half (3 ½) times the monthly rent. Co-signers must pay an application fee, and will not be accepted with insufficient credit history.
- H. **RENTERS INSURANCE-** Insurance must be obtained and maintained throughout residency.
- I. **PETS-** Only dogs and cats are permitted, and only within the following guidelines:

- No exotic pets.
- Pet deposit must be paid in full.
- Pet addendum must be signed by the resident(s).
- Further restrictions may apply to dogs over sixty (60) lbs.
- No more than (3) small pets per apartment (e.g. 2 small dogs and 1cat).
- Animals used for disability assistance are not considered under this policy.
- Proof of shot records must be provided at move-in and annual shot records provided thereafter.
- These dog breeds are not allowed at The Waterways Apartments LP:
 - Akita
 - American Bulldog/American Bully
 - American Bandogge
 - Bull Terrier
 - Cattle Dog
 - Wolf / hybrids
 - Belington Terrier
 - Chow
 - Doberman
 - Pit Bull/Shi Terrier/Staffordshire Terriers
 - Dogo Argentino
 - Rottweiler
 - Cane Corsos
 - Presa Canarios
 - Perro de Presa Mallorquins
 - Czechoslovakian Wolfdog
 - Mastiffs
 - Great Dane
 - German Shepherds, as of April 1, 2016
 - Husky, as of November 15, 2017

Having any of the above breeds in an apartment is a lease violation and will be addressed with an official Notice to Cure. Please provide all breed information on your application at the time of applying. Any animals mixed with or resembling any of these breeds must be seen and approved by management prior to move-in. If the breed is questionable, the approval decision will be left up the Community Management.

- J. **FALSE INFORMATION-** Giving false information or omitting information on the application disqualifies the applicant. All deposits and application fees will be forfeited by applicant.



K. CANCELLATION OF APPLICATION- If an applicant must cancel their move-in, the deposit will be refunded only if the cancellation is within seventy-two (72) hours of leasing the apartment. After this seventy-two (72) hour period, all deposits and application fees will be forfeited. If the applicant is able to lease within 6-months of the cancellation, the forfeited deposits and fees will be re-applied.

*This company and this community do not discriminate on the bases of race, color, religion, sex, national origin, handicap, or familial status.

I have read and fully understand the above rental criteria and guidelines. Further, I understand all rental criteria must be met for my application to be approved.

Resident: _____

Resident: _____

Owner's Agent: _____