

Montrose Square Apartments

Guidelines for Student Applications

Students that are looking for apartment housing are required to be 18 years of age.

Students may qualify for a student discount. The student discount is \$10.00 off of their rent. However, to qualify the student must provide proof that he/she is a current student with full time status. (12 credit hours)

Only one discount at a time may be used. If a student is getting a student discount, then no other discount will be permitted. (ex. move-in specials). In the event of students that are roommates, only one discount will be permitted.

Students that cannot qualify with 2.5x's the rent amount in a monthly income or only have student loan income, will have to either have a Co-Signer on their lease, or Pre-pay a lease in order to qualify.

Student's credit, criminal backgrounds and if applicable, rental history must meet all other standard application requirements.

Co-signers: A cosigner for a student is required to meet all standard application processes. This includes the credit and criminal background. Income requirement of 2.5 x's the amount of rent on the cosigner's monthly gross income will also need to be met in order for the cosigner to be approved. A cosigner is required to be a lease signer and will remain on the lease for the entire lease length.

PREPAY: A lease prepay is an option for all residents but is an especially helpful option for students or short-term residents. At time of lease signing the entire lease term will need to be paid in full. If the student later decides to renew his/her lease, he/she will have to be prepared to prepay again prior to the new lease being completed. There is an additional fee for any short-term leases.

RENEWALS: A student resident that is on a pre-pay or cosign agreement may at some point renew with a standard lease with Management's approval. Prior to this approval they will first have to re-apply and meet all application requirements.

I have been furnished a copy of Montrose Square's student guidelines.

Printed Name

Signature

Date