Arbor Villa Apartment Homes
8351-101 James Joseph Way
Port Richey, Florida 34668
Phone: (727)697-3994 Fax: (727)697-3995
arborvilla@mwpconline.com

Rental Information

- Arbor Villa Apartment Homes consists of eighty (80), two bedroom, two bath apartments.
- All apartments are a spacious 1030 sq. ft.
- Trash collection and pest control are included in your lease.
- There is a pool, a laundry center and picnic areas on the property.
- All apartments are equipped with ***NEW High impact, noise reduction windows, NEW ENERGY STAR APPLIANCES, including Carrier A/C-Heat pumps, NEW G.E. Deluxe Dishwashers, NEW G.E. 25.3 cu. ft. Side by Side Refrigerators with water and ice dispensers in the door, NEW G.E. Self Cleaning Ranges***, Vertical blinds in all windows, ceiling fans in living area and both bedrooms, garbage disposals and drop lights in dining the areas.
- Water/Sewer is sub-metered, you only pay for what you use. There will be a $10.00 activation fee at move-in on your first billing.
- Duke Energy is the electric provider.
- Bright House is the cable provider.
- We currently offer 7 or 12-month leases.

Applications:
$30.00 per adult
$50.00 per married couple

Hold Fee:
$300.00 per apartment (Holds quoted rate and if requested, a certain apartment for up to 15 days)

Pet Fee: Pet fees are non-refundable. **Sorry, aggressive breeds or mixes are prohibited**.
- Up to 35 pounds: $250.00
- 36 to 75 pounds: $450.00

Pre-requisites for leasing:
- **You must income qualify.**
- A criminal background, rental history and credit check must be completed and approved.
- You must be at least eighteen (18) years of age when signing the lease.

Process:
- You must income qualify first.
- **Application with application fee(s) and hold fee are submitted**.
- Background, rental and credit check performed.
- **If your application is approved**, the hold fee is deposited, ($200.00 becomes your Security Deposit, with approved credit, $100.00 Administration Fee) and pre-lease form will be completed with lease date and time.
- Lease signed.

Specials: 1/2 Month RENT FREE with 13 Month lease.

*Hold and Application fees must be submitted in two (2) **money orders**: $ 300.00 and $ _____.

- Apartment Rates are: $569.00 inside apartment and $599.00 corner unit

Items Needed to Apply:

Today's Date:_____

1. $_____* (money order)
2. Completed Application (No blanks)
3. Drivers License or Government ID
4. Proof of Income (pay stubs, etc.)

* Special for money to apply subject to change at any time.

MEADOW WOOD PROPERTY COMPANY
RESIDENT SELECTION CRITERIA

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors over the age of 18 must present a current Government issued identification in order to view and tour the community. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs will be made and retained at the time of move in.

Occupants: Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

Qualifying Standards:

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. An unsatisfactory finding may result in the requirement of an additional deposit or denial.

Income: Applicants must have a combined verifiable monthly source of income in an amount no less than three times (3) the monthly rental rate. Acceptable income verification required may include pay stubs consecutive for a 4 week period, a notarized letter from the employer, the most recent W2 or 1099, or proof of assets equal to 3 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank.

Criminal Background Check: A criminal background check will be run on all applicants. An applicant may be automatically denied in the event applicant(s) have ever been convicted of a felony, received adjudication for felony offense(s) or been convicted of a misdemeanor involving a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies. ***The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property commits an offense of sexual nature, resulting in conviction or is labeled as a registered sexual offender or predator and/or appears on the list of known terrorists and wanted fugitives.*** **Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.**

Guarantors: If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. Guarantors may be accepted for lack of income qualification purposes only and they must reside in the USA. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate. The guarantor must pay an application processing fee, and sign the Guarantor Application/Lease Contract Guaranty, and Qualification Acknowledgement/Screening criteria. A guarantor will not be a SIGNER on the Lease Agreement but will be fully responsible for the Lease Agreement if the occupying resident(s) default

Applicants without Social Security Numbers or Individual Tax ID Numbers: Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US, *all applicants on an I-20 must be registered students*) The lease end date cannot extend past the date the Non-US Citizen is approved to be in the US. All other verifications must be met and applicant must pay one (1) month's additional deposit equivalent to one (1) month's "market" rent.

Notification: Applicants will be informed of the status of their application by telephone within 10 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact the screening company to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

_____ _____

Applicant Signature Management Representative Signature

Date:_____

EQUAL HOUSING OPPORTUNITY

Waiting List
INCOME APPLICATION

PLEASE FILL OUT COMPLETELY - THANK YOU

Please Tell Us About Yourself

1. Name (Last, First, Middle, Maiden)		Date of Birth	
2. Name (Last, First, Middle, Maiden)		Date of Birth	
3. Name (Last, First, Middle, Maiden)		Date of Birth	

Marital Status	Present Phone No. ( )	9:00 to 5:00 CONTACT PHONE NO.: ( ) Ext.
Have you ever had an eviction filed against you? ☐ Yes ☐ No		PETS (Keeping of pets requires a pet fee and owner's consent) Breed Age Weight
Present Address (Street #, Name, Apt. #, City, State, Zip)	Own ☐ Rent ☐	Since / /
Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? ☐ Yes ☐ No	If yes, please explain	

Please Tell Us About Your Job

1.Present Employer (Name, Business Address, City, State)	
MONTHLY GROSS INCOME	
From / / to / /	
2.Present Employer (Name, Business Address, City, State)	
MONTHLY GROSS INCOME	
From / / to / /	
3.Present Employer (Name, Business Address, City, State)	
MONTHLY GROSS INCOME	
From / / to / /	

Emergency Contact (Name, Address, Zip, Phone No.)	( )	
Automobile 1st Car (Year, Make, Model, Color, Tag #)	Automobile 2nd Car (Year, Make, Model, Color, Tag #)	
Children Occupying (Name, DOB)	(Name, DOB)	(Name, DOB)

		APPROVED		
1.Signature	Date	DISAPPROVED		
2. Signature	Date	ITEMS YOU WILL NEED WITH THIS FORM:		
3. Signature	Date	Employer Verification/Pay Stubs Notarized Statement of Unemployment Child Support/Notarized Statement of Non-Support Award Letters: Social Security, Pensions, Annuity, etc. 2 Bank Statements: Checking, Savings, 401K, Stocks, Bonds Last W-2		
INCOME LIMIT: ( )	$			
ACTUAL INCOME: ( )	$			