



## **Princeton Properties Application Terms and Conditions:**

- A 48-hour notice of cancellation from the date of application approval must be given by the Applicant or entire security deposit will be forfeited as liquidated damages. Cancellation notice must be in writing.
- Applications are screening using Resident Verify. If the screening decision determined by this system is not an approval, but does fall into a conditional approval, the application may be approved with a fully month's rent security deposit or with a guarantor. In this case the applicant will be given 24 hours to agree to the terms of a conditional approval, or cancel this application, otherwise the applicant will forfeit the security deposit. Proof of income is required at time of application; acceptable forms of income statements include paystubs and 1099's. For newly hired applicants, a copy of the offer letter indicating salary and start date is acceptable. Additional documentation may be accepted for proof of income, at the discretion of management.
- Maximum occupancy is two residents per studio, two residents per one bedroom, two residents of non-familial status per two bedroom or four residents of familial status per two bedroom, and three residents of non-familial status per three bedroom or six residents of familial status per three bedroom. Persons six months of age and younger at lease signing or renewal are not considered residents for the purposes of determining maximum occupancy.
- Pursuant to state and federal law, management shall not make any inquiry concerning the race, religion, color, national origin, sex, age (except if a minor), ancestry, marital status, handicap status, sexual orientation, or if Applicant is a veteran or a member of the armed forces; nor will management discriminate or make a decision for approval on any of these bases. Management will make reasonable accommodations that are necessary for persons with disabilities.
- Management is not responsible for the loss of personal belongings caused by fire, theft, smoke, water, or otherwise unless caused by their negligence. It is the Applicant's responsibility to obtain renter's insurance to insure his or her personal property.
- By signing this application/agreement, the Applicant authorizes management to research credit references, employment, rental history, and criminal history. For purposes of checking criminal history, the Applicant's date of birth is required.
- The Applicant hereby warrants and represents that all statements herein are true and agrees to execute upon presentation a Lease or Tenancy at Will agreement in the usual form, which may be terminated by the management if any statement on this application is not true. This application and deposit are taken subject to previous applications. This application is preliminary only and does not obligate Owner or Management to execute a lease or deliver possession of the proposed premises. Rate and availability of an apartment are subject to change without notice.

A valid photo ID is required to be presented by the lease holder at the time of key pick up.