



A Luxury Apartment Community

## **RENTAL POLICY**

### **INCOME**

- Must be at least 3.5 times rental amount.
- Total amount of personal expenditures will be a factor

### **CREDIT CHECK**

- Credit Ratings must be 90%
- If Credit Rating is 100% positive, you may be eligible for a reduced security deposit.

### **PREVIOUS RENTAL HISTORY**

- Resident at present address or immediate past address for no less than 6 months.
- Gave proper notice
- Paid in full on time
- No noise complaints
- Left apartment in clean orderly fashion

### **EMPLOYMENT**

- Employed at present or immediate past employment for no less than 6 months
- Must provide bank statements and tax returns if self employed.

### **AGE**

- Must be 21 years of age to contract for lease.
- A cosigner is required for an applicant for any reason management feels is appropriate.

### **OCCUPANCY**

- NO MORE THAN 2 PEOPLE IN A 1 BEDROOM
- NO MORE THAN 4 PEOPLE IN A 2 BEDROOM

### **PETS**

- Any pet must be pre-approved by the Landlord and included in the lease agreement.

### **PAYMENT**

- Payment of rent is always due on the first day of the month, with late charges assessed on the 5th and each day thereafter until the rent is paid in full.
- No boats, trailers, RVs or commercial or recreational vehicles are allowed on the premises.

### **RENTER'S INSURANCE**

- Resident must carry renter's insurance the entire length of lease.

### **SATELLITES PROHIBITED**

### **NO GRILLS ALLOWED ON PROPERTY**



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Nondiscrimination on the basis of race, color, sex, handicap, familial status, religion or national origin is the comprehensive policy of this company.

If an applicant is denied, exact reasons for denial will be written on the application and filed in the denied applicant's file. If applicant pays a deposit and is approved and then cancels after three business days, they forfeit deposit as damages.

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Signature

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Signature

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Date

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Date

17401 EAST 40 HIGHWAY INDEPENDENCE, MISSOURI  
64055 PHONE (816) 373 8510 FAX (816) 373 6244  
EMAIL: [lyndacliffsideapts@sbcglobal.net](mailto:lyndacliffsideapts@sbcglobal.net)