

THANK YOU FOR INQUIRING ABOUT RENTING AN APARTMENT AT THE TRACE.

Here's what you need to know to qualify, apply, and sign a lease.

QUALIFICATIONS FOR LEASING

Applicants need to qualify individually, **without a co-signer**.

1. Your gross income must be 3 times your rent.
2. Pass rental or mortgage history check
3. Pass credit check.
4. Pass criminal background check.

For additional qualifications and FAQ's, see "Application Requirements and Resident Qualification Standards"

MONTHLY RENTAL RATES

Rent rates include water, sewer, trash, WiFi and electric.*

| | |
|---------------------------------|---------|
| One Bedroom Starting at..... | \$2,075 |
| Two Bedroom Starting at..... | \$2,400 |
| Three Bedrooms Starting at..... | \$3,200 |

Den Units

| | |
|---------------------------------------|---------|
| One Bedroom with Den Starting at..... | \$2,200 |
| Two Bedroom with Den Starting at..... | \$2,700 |

*Cap for electric : One bedroom + Den = \$100.00 /
Two bedrooms = \$150.00 / Two bedrooms + Den = \$200.00 /
Three bedrooms = \$200.00

Renters insurance is required, with a minimum of \$100,000 personal liability limit. Please provide proof of insurance prior to move in.

PETS WELCOME

Resident(s) can have up to two cats or dogs
2 pets per apartment with a 100lb combined weight limit.
Refundable \$400 Pet Deposit per pet.
Non-refundable \$80 per dog to register for Poo Prints.

Monthly Rent for Pets

\$100 per month / per pet
(No aggressive breeds, including Pit Bulls, Dobermans, German Shepherds and Rottweilers. Other breeds may be approved or declined on a per case basis.)

LEASING FEES

| Fee | Amount | Due DATE |
|-------------------------------|--------------------------------------|----------------------------------|
| Application Fee | \$65 per person over 18 years of age | When applying |
| Administration Fee | \$500 non-refundable | Within 24 hours of signing lease |
| Security Deposit (refundable) | \$1,500 | Within 24 hours of signing lease |
| Pet Deposit (refundable) | \$400 / per pet | Within 24 hours of signing lease |
| Dog DNA Test | \$80 / per dog | Within 24 hours of signing lease |
| Internet Set-up | \$95 | Within 24 hours of signing lease |

GARAGE RENTAL

| | |
|-----------------------------|-----------------|
| Attached Garage Rental..... | \$200 per month |
| Detached Garage Rental..... | \$150 per month |

Garages must be used for parking and cannot be used for storage only.

STORAGE RENTAL

Climate controlled storage rental is available on a first come, first served basis. Rental prices vary.

BIKE STORAGE RENTAL

\$15 per month

MILITARY AND FIRST RESPONDER DISCOUNTS

Active military and first responders receive \$25/mth rental discount.
Veterans and healthcare workers receive \$100 discount to their admin fee.
Thank you for your service!

TraceEdwardsville.com

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