



Lease Rates, Fees, and Deposits:

Lease Rates: Rates vary per property and size. Please consult with your Leasing Agent for rental rates and availability.

Application Fee: \$65 per applicant, payable online at www.axelpm.com. Anyone over 18 years of age must complete an application and be on the lease.

Security Deposit: Up to one month's rent, depending on credit history.

Pet Fees: One-time Pet Fee (non-refundable): \$500 per pet. An additional \$25 pet fee per month per pet. We have no weight limits for pets. Breed restrictions apply. Please consult with your agent regarding pet-friendly communities.

Prohibited breeds: German Shepard, Akita, Chows, Terriers or Chow breed mixes, American, Bull Staff or Staffordshire Terriers, Doberman/Doberman Pinchers, Rottweiler's, Wolf-Dog Hybrid, Pit Bull Terriers, Presa Canario or any variety or Canary Dog and any mixed breed with 50% of the type noted.

Lease Terms: Lease terms range from 12-24 months. Please consult with your Leasing Agent for more details and availability.

Utilities: Residents are responsible for all utilities listed under the lease agreement. Utilities must be transferred to the resident's name before keys will be released at move-in. A Utility Change Form must be completed before move-in.

Availability: The listing of available properties For Rent is updated as each home becomes available. This may occur at varying times throughout the day and accordingly, available listings at business day begin may differ from the available listing at business day end.

- A written notice to vacate is received
- Keys to the apartment are received
- A vacancy has been validated

Occupancy Guidelines: New Jersey and Pennsylvania

- Maximum occupants – two (2) people per bedroom, plus one child under the age of eighteen (18) months at the time the lease is signed.



RENTAL QUALIFICATION STANDARDS

Axel Property Management adheres and conducts business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex, national origin, handicap or familial status, or any other protected class as defined by state and local jurisdiction.

Qualification Guidelines: All occupants over the age of 18 must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. Income and credit will be entered into a scoring system, which determines both rental eligibility and security deposit level. A criminal history will be verified and must meet the standards outlined below to be eligible. Each applicant's criminal status will be individually evaluated; leaseholders' income and credit will be combined.

Credit Worthiness: A credit report will be secured for all leaseholders to verify account credit ratings. The results will be entered into the credit scoring model, which determines applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence this score include, but are not limited to collection, charge off repossession, and current delinquency.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit scoring model. Additional sources of income may be considered.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be screened nationally and may be rejected for criminal related reasons including, but not limited to, the following: TransUnion

- Felony conviction
- Any terrorist related conviction
- Any illegal drug-related conviction
- Any prostitution related conviction
- Any sex-related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above-related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active status on probation or parole resulting from any of the above

Reasons for not approving an application include, but are not limited to insufficient income, criminal record, household size exceeding occupancy limits, and falsification of the application information.