



Rental Rates as of: April 15th, 2024

Model	Square Feet	Market Rent	Security Deposit
Studio	616+	\$1,490.00 +	\$1,490.00 +
1 Bedroom/1 Bath	891+	\$1,590.00 +	\$1,590.00 +
1 Bedroom/1 ½ Bath	918+	\$1,690.00 +	\$1,690.00 +
2 Bedroom/1 Bath	1128+	\$1,990.00 +	\$1,990.00 +
2 Bedroom/ 1 ½ Bath	1188+	\$2,090.00 +	\$2,090.00 +
2 Bedroom/ 2 Bath	1436+	\$2,090.00 +	\$2,090.00 +
3 Bedroom/ 2 Bath	2904+	\$3,490.00 +	\$3,490.00 +

**Application Procedures:** The following MUST accompany ALL Applications:

1. Application Criteria form must be signed and fully understood by all applicants.
2. Driver's License/Military/Government ID (additional forms of ID may be applicable – see application criteria form)
3. Proof of Income
4. Fees:
  - No fees to be added to the waitlist.
  - Non-refundable \*Administrative Fee - \$50.00 per applicant – Payable by Personal Check, Money Order, Certified Check or Venmo only.
  - Non-refundable Holding fee for apartment due after approval - \$500.00 – Payable by Certified Check, Money Order or Venmo. No Personal Checks are accepted for the holding fee.

*\* Administrative fees will be charged for performing one or more reference checks including, but not limited to, a Credit/Landlord Verification Report and/or a Criminal history Report. Additional surcharges may apply in certain states.*

Management reserves the right to deny any application that cannot be verified completely within 5 business days of application.

**Move-In Costs for Approved Applicants:**

- First Month's rent and/or pro-rate plus pet fee (If Applicable)
- Pet Fee (If Applicable)
- Non-Refundable Pet Deposit (If Applicable)

**Lease Terms Available:**

- 12-Month Lease Term

**Pet Policy:**

- Dogs and cats accepted - \$50/monthly fee for 1 Pet + \$25.00/monthly fee for 2<sup>nd</sup> Pet – Breed Restricted
- 2 pets per apartment maximum
- Breed and Weight Restrictions may apply
- Resident will be required to pay a non-refundable Pet Deposit in the amount of \$250.00

**Parking Garage:** There is a **\$125.00** monthly fee to reserve a space in the E building parking garage if spaces are available.

*\* Additional security required for conditionally approved applicants.*

## **Application Criteria For Prospective Residents**

**Equal Housing:** Plumridge Master Tenant, LP conducts business in accordance with the Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, sex, familiar status, marital status, ancestry, sexual orientation, lawful sources of income, disability or handicap, or any other basis protected by the applicable state or local fair housing laws.

**Applicants:** Each Resident that is 18 years of age or older must complete an application and if the application is approved, sign the lease as a leaseholder. Applications are to be completed in full; applications containing false, misleading, or incorrect information will be denied.

**Occupancy Limitations:** No more than two individuals per bedroom may occupy an apartment unit.

**Qualification Guidelines:** All Applicants must provide a valid driver's license, Military ID, passport or Government issued Photo ID.

**Income/Employment:** Each Applicant must provide Proof of Income consisting of four (4) most recent pay stubs (two (2) if bi-weekly) or signed Letter of Intent from new employer on company letterhead, or other proof of income, all which may be checked or verified. If self-employed, submit last TWO personal tax returns or notarized statement from applicant's CPA. Full time students must submit a copy of enrollment verification to accredited school/college/university. Co-Signers are accepted for full time students and applicants that cannot meet the income standards. Co-Signers must score 80 or above with no confirmed evictions filings AND must individually satisfy the income requirement of 4 times the rent – income cannot be combined with original applicant. Plumridge Master Tenant, LP may elect to accept Co-Signer's for applicants whose Decision Point score causes the applicant to be rejected and there are no confirmed eviction filings or criminal record.

**Background Check and Credit Authorization:** It is the Company's policy to perform one or more reference checks including, but not limited to, a Credit Report from a consumer credit reporting agency, a Criminal History report and/or a Landlord and Employment History Report.

**Your application for rental may be denied based on the following:**

- False, misleading or incorrect information on application
- Poor rental or mortgage payment history
- Lack of sufficient income
- Poor Credit
- Criminal Record

**Cancellation or Denied Applications:** Administrative fees are non-refundable. If the applicant is not approved, the holding fee will be refunded. In the event the applicant withdraws their application, the holding fee will be forfeited. If cancellation occurs after approval, any and all holding fees will be forfeited. If application is denied either individually or group, any and all applicants must wait a period of 30 days to reapply.

**Criminal History: Have you been arrested or convicted of a crime: [ ] YES [ ] NO**

Note: For a "Yes" answer, please provide additional information regarding EACH and EVERY incident, including the date, location and nature of the crime, on a separate sheet of paper. Any applicant either 1.) Having been charged in the past with a crime, or 2.) Charged with the commission of a crime during the screening process, whether the case is pending, or whether the final verdict has been rendered (guilty or not guilty) may be denied. As part of the application process, applicants will be required to sign this form, which authorizes investigation of and releases such information. Refusal to sign this form or to cooperate fully with the Company's investigation will constitute ineligibility for housing. The company will make every effort to keep any information obtained from such investigators strictly confidential. The Company will implement this policy in a non-discriminatory manner. The Company reserves the right to change or modify this policy at any time for any reason.

**By Signing below, I verify that I have read & Understand the criteria from which my application will be processed.**

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Leasing Consultant:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# APPLICATION FOR RESIDENCY

DATE & TIME RECEIVED: \_\_\_\_\_

**Plumridge Master Tenant, LP**  
**Hatboro Lofts**  
**237 Jacksonville Road**  
**Hatboro, PA 19040**  
**Phone: 215-682-2000**

MOVE-IN DATE: \_\_\_\_\_  
APT #: \_\_\_\_\_  
APT. TYPE: \_\_\_\_\_  
TERM: \_\_\_\_\_ MARKET RENT: \$ \_\_\_\_\_  
SECURITY: \_\_\_\_\_ PET FEE: \$ \_\_\_\_\_  
NR Pet Deposit: \_\_\_\_\_ CONCESSION: \$ \_\_\_\_\_  
CHARGE RENT: \$ \_\_\_\_\_

## PERSONAL INFORMATION / HISTORY

LAST NAME: \_\_\_\_\_ FIRST NAME: \_\_\_\_\_ MIDDLE: \_\_\_\_\_  
HOME PHONE#: \_\_\_\_\_ WORK#: \_\_\_\_\_ EXT: \_\_\_\_\_ CELL#: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_  
SOCIAL SECURITY #: \_\_\_\_\_ US CITIZEN  YES  NO IF NO- VISA#: \_\_\_\_\_  
BIRTHDATE: \_\_\_\_\_ MARITAL STATUS: \_\_\_\_\_  
PRESENT ADDRESS: \_\_\_\_\_ APT# \_\_\_\_\_ CITY \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
COUNTY: \_\_\_\_\_ **LENGTH OF OCCUPANCY:** \_\_\_\_\_  
RESIDENCE IS:  APARTMENT COMMUNITY  PRIVATE RENTAL  HOME OWNER  LIVE WITH FAMILY  
LANDLORD OR MORTGAGE HOLDER: \_\_\_\_\_ PHONE#: \_\_\_\_\_  
PREVIOUS ADDRESS: \_\_\_\_\_ APT#: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ COUNTY \_\_\_\_\_  
HAVE YOU EVER BEEN FILED ON FOR EVICTION? \_\_\_\_\_ IF YES WHEN? \_\_\_\_\_ WHERE? \_\_\_\_\_

## EMPLOYMENT HISTORY

EMPLOYER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
START DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ LENGTH OF EMPLOYMENT: \_\_\_\_\_ JOB TITLE: \_\_\_\_\_ MONTHLY GROSS INCOME: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_ EXT: \_\_\_\_\_  
CHECK HERE IF STUDENT:  NAME OF SCHOOL/UNIVERSITY: \_\_\_\_\_  
ADDITIONAL SOURCES OF INCOME: \_\_\_\_\_ MONTHLY AMOUNT: \_\_\_\_\_

## OTHER RESIDENTS

LIST BELOW ALL PERSONS OTHER THAN LEASEHOLDER(S) WHO WILL BE LIVING IN THE APARTMENT

FULL NAME	SOC. SEC #	BIRTHDATE	SEX	RELATIONSHIP TO APPLICANT

## OTHER INFORMATION

DRIVERS LICENSE NUMBER: \_\_\_\_\_

DO YOU OWN A VEHICLE? [ ] YES [ ] NO YEAR: \_\_\_\_\_ MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR \_\_\_\_\_

LICENSE PLATE # \_\_\_\_\_ STATE: \_\_\_\_\_

WHO SHOULD WE CONTACT IN CASE OF EMERGENCY? (SOMEONE WHO WILL NOT BE LIVING WITH YOU)

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE#: \_\_\_\_\_ CELL: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_

DO YOU HAVE ANY ANIMALS(S) YOU WISH TO HAVE IN YOUR HOME? [ ] YES [ ] NO

IF YES, WHAT KIND OF PET? \_\_\_\_\_ HOW MANY? \_\_\_\_\_

(NOTE: MANAGEMENT RESERVES THE RIGHT TO DISALLOW ANY PETS FROM THE PROPERTY)

HAVE YOU EVER FILED FOR BANKRUPTCY? NO  YES

[ ] CHAPTER 7 – DATE DISCHARGED: \_\_\_\_\_ [ ] CHAPTER 13 – CONFIRMATION HEARING DATE: \_\_\_\_\_

### APPLICANT STATEMENT

I, the undersigned applicant make application to rent on the date listed on the reverse side and declare that all information and representation contained in and with this application is, to the best of my knowledge and belief, true and correct. I also understand that in the event of acceptance of this application, if I fail to take possession of the apartment after the application is approved; all holding fees made in connection with this application will be forfeited to the Owner as compensation for the processing of the application and the loss of rental for the unit. I consent to any and all inquiries made by the Owner or its Agent if necessary to obtain references and to verify the information in this Application for Residency and agree upon request to provide documentary evidences of income of all proposed occupants, including federal income tax information. I authorize the Owner or its Agents to order and review one or more consumer reports relating to me (including, but not limited to, credit history, rental history (including with other properties owned by property owners affiliated with landlord) and criminal history) I further authorize Owner or its Agents to order, review or investigate consumer reports relating to me and to continue to obtain, review or investigate consumer reports relating to me both during the duration of any lease or agreement I may enter into as a result of this application and at any time thereafter, including for the purposes of collection of amounts I may owe under any lease or other agreement. I further authorize and direct all employers, financial institutions, banks, and creditors, residential managers/landlords to release any and all information relating to me to Owner or its Agents. In addition, I understand and authorize the Owner or its Agents to obtain consumer report information relating to me (including, but not limited to, a credit score) for the purpose of conducting research into statistical credit models and evaluating the performance of various scoring models and sources of consumer reporting information, including but not limited to, criminal conviction and skip tracing/eviction databases. I understand that if this application is approved, all information provided herein will become a part of the lease.

A NON-REFUNDABLE FEE OF \$50.00 (PER APPLICANT) IS DUE AT TIME OF APPLICATION

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
RECEIVED BY:

\_\_\_\_\_  
DATE

[ ] APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\$ \_\_\_\_\_ TOTAL REQUIRED DEPOSIT(S)

\$ \_\_\_\_\_ TOTAL REQUIRED NON-REFUNDABLE FEE(S)

[ ] APPROVED WITH CONDITIONS BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\$ \_\_\_\_\_ TOTAL REQUIRED DEPOSIT(S)

[ ] DECLINED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REASON: \_\_\_\_\_