



STATEMENT OF RENTAL POLICY

Thank you for choosing Diana Place Apartments. To establish residency within our apartments, we ask that each applicant meet specific criteria. Before you apply to rent an apartment, please take a moment to review our rental policy.

Occupancy Guidelines

- Studio 1 person
- One Bedroom 2 people
- Two bedrooms 4 people

Income Requirements

- Applicants must have verifiable annual income with a combined annual gross income of at least forty times the amount of the total monthly rental rate including parking, pet, and amenity fees.
- Proof of income is required, and acceptable forms are:
 - Last two paycheck stubs
 - Investment verification
 - Most recent tax return if required.

Rental History

- An application will not be approved if there is any outstanding balance to an apartment community or mortgage company.
- All applicants must have an acceptable rental history with no prior evictions and a history of default in lease obligations.
- Should you have a balance or if you failed to fulfill a lease contract with another apartment community, a written statement from the rental, management, or Mortgage Company will need to be provided stating the balance has been paid.

Criminal History

- If you have ever been convicted of (or pled guilty or no contest to) a felony, or a misdemeanor involving violence, sexual misconduct or honesty, your application may be denied.

Credit Report

- Credit will be judged on a scoring system by major credit rating agencies. Minimum credit score is 700.
- In the event the credit scoring is not acceptable for full approval, the application may be conditionally approved with additional deposit and/or documentation.
- Utility collections must be paid.
- Bankruptcies must be closed.

Pets

- Cats and dogs welcome – 1 pet per home
- No aggressive breeds and a 25 lb. weight limit
- \$50/month pet rent
- Aggressive breeds include but are not limited to:
 - Mastiffs
 - Rottweilers
 - Alaskan Malamutes
 - Siberian Huskies
 - Doberman Pinschers
 - Akitas
 - Chows
 - German Shepherds
 - Great Danes
 - Terriers
 - Bulldogs
 - Wolf Hybrids

General Applicant Requirement

All applicants must be at least 23 years of age.

Equal Housing Opportunity

Title viii, section 804 of the Civil Rights Act of 1968 states that it is unlawful to discriminate against any person making application for rental housing, regarding race, religion, color, sex, national origin, familial status, or handicapped status.

Applicant Checklist

- ✓ Completed and signed application via Rent Café accessed through the “Availability” Tab on the website at www.DianaPlace.com
- ✓ Photocopy of government issued ID.
- ✓ Proof of Income

Renters Insurance

Residents are required to carry a minimum of \$100,000 Personal Liability Insurance Coverage/ \$50,000 Personal Property Insurance Coverage. In addition, we ask that you identify Diana Place Realty LLC as “Additionally Insured” on the policies. Proof of this coverage is required at move in and lease renewal.

