



Application Process

The following is required at the time of application:

Application: Must be; completed in full and signed by all applicants in the presence of the leasing staff if not completed online.

Non-refundable Application Fee: \$50.00 per person over the age of 18, due at the time of application for credit & background check.

Non-Refundable Holding Fee: \$500.00 per apartment. This secures your apartment for 48 hours until the application is approved, provided you have also turned in your photo identification and proof of income. The holding fee will be applied toward your first month's rent. Once the application is approved, you will receive a welcome letter and balance of the security deposit and electronic lease signing will be due within 5 days.

Income Verification: A copy of your 2 most recent consecutive paystubs equal to one month's salary or other acceptable proof to verify monthly income must be submitted along with the application. A copy of your photo identification is also required at the time the application is, submitted online.

Pet Info: A photo of your pet(s) and their up-to-date vaccination records with correct breed stated on the records is required at application.

Additional Helpful Information:

Security Deposit: \$1,000.00 minimum based on application results.

Administrative Fee: \$350.00 administrative fee due at move in.





- Parking:** The first parking space is included in the rent. One parking space allowed per resident/leaseholder. Additional parking spaces are available at \$45.00/month per space.
- Pets:** Two pets allowed per apartment. \$350.00 one-time, non-refundable pet fee per pet due at move-in and \$35.00/month per pet. Breed restrictions do apply.
- Utilities:** PECO: You will be responsible to contact PECO to set up gas. Your heat, hot water and cooking utilizes gas. You will be responsible to provide the PECO account number prior to your move-in.
Conservice: This account will be set up for you by GMH Capital Partners. This bill will encompass trash, water, sewer and electric charges. Trash is a flat rate of \$10.00 per apartment/per month. Water, Sewer and Electric charges are sub-metered and based on actual usage. A \$4.50 monthly service fee will, be charged to your rent account.
- Move in:** No PODS or 18-wheeler trucks are permitted on property or in the loading docks.
- Lease Changes:** \$150.00 administrative fee for any lease changes made after receiving the lease documents for an e-signature will be charged. The electronic lease agreement will follow the welcome letter via email invitation. Adding or subtracting individuals from your lease after the lease has been executed will be considered a lease modification and a \$350.00 non-refundable fee will be charged along with associated application fees

All applications are subject to approval by GMH Capital Partners.

Rental pricing, fees and deposits are subject to change without prior notice.

