



Statement of Rental Policy

*** Water and Trash included in rent***

APPLICATION FEE:

\$35 non-refundable fee for each applicant per Townhome

\$25 non-refundable fee for each occupant 18+ years old per Townhome

SECURITY DEPOSIT: Starting at \$287.50

(\$100 non-refundable refurbishing fee, \$100 refundable deposit, \$87.50 SureDeposit Bond)

ONLINE BILL PAY: <http://hhhuntfeeportal.prospectportal.com/Apartments/module/properties>

*Be sure to choose Old Mill Townhomes

LEASE TERMS:

Several Lease Terms available.

LEASING QUALIFICATIONS:

Income Requirements-A prospective Resident can satisfy income requirements through:

- **Proof of Income:** 1. Gross monthly income must be at least three (3) times the amount of rent. This can be shown through pay stubs, income verification, or a letter on company letterhead to verify the income(s). 2. Self-employed prospective residents must provide previous year's tax return for salary verification. 3. Bank accounts, stocks, bonds and other forms of assets may also be used to verify the financial status of a prospective resident. It will be necessary to furnish management with proof of funds equal to one (1) year worth of rent and they must document that the funds have been in the account for the last six (6) months.

Residential/Rental History: A rental history will be obtained if the prospective resident is currently renting or has rented in the past two (2) years. A satisfactory rating on the credit report for a mortgage will serve in lieu of rental history.

Credit: A credit report will be run in order to determine payment history.

Criminal: A criminal background check will be run on all occupants that are eighteen (18) years or older. Any applicants who have been determined to have criminal conviction or current indictment for possession, sale, manufacture or distributions of controlled substances or for any crimes involving firearms or crimes against persons or property will be denied residency and occupancy. **Management reserves the right to deny residency and occupancy for any criminal activity at their discretion.** Guarantors/co-signers cannot be a substitute for this requirement.

Guarantors: A guarantor will be accepted for prospective residents that are lacking sufficient income, or have a poor credit rating. The guarantor must meet all financial qualifications listed above and will be required to sign the lease and any additional addendums. The guarantor must also be 18 and a United States Citizen.

COMMUNITY AMENITIES:

- Swimming Pool with Sun Deck
- 24/7 Fitness Center with Cable TV; equipped with a Universal Gym, treadmill, etc.
- Playground
- Clothes Care Center
- Grills and Picnic Area
- Volleyball Court

COMMUNITY FEATURES:

- Cable and High Speed Internet Ready
- Energy Efficient Heat Pumps
- Frost-Free Refrigerator, Stove, Dishwasher, and Garbage Disposal
- New Appliances and Cabinetry
- Washer/Dryer in most Townhomes.
- Water, Sewage, and Trash included in rent

COMPLEMENTARY SERVICES:

- LU Bus Service
- Online Services-Apply, Pay Rent, and more!
www.OldMillLiving.com
- 24-Hour Emergency Maintenance Service
- Photocopies and Fax Service
- UPS/FedEx Package Pickup Service
- On-site Friendly Management
- Lock-Out Service
- Notary Service
- Professional Landscaping

PETS:

\$100 Deposit + \$275 Non-Refundable Fee
\$10 Per Pet each Month, In Addition to Rent

- 2 Pet Maximum Per Townhome
- Total Weight Limit of 60lbs
- All Pets Must Be Verified by Office Team
- Breed restrictions do apply
- Pet Addendum/Rules Must be Signed by Residents and Guarantors

NO REPTILES, DANGEROUS, HARMFUL OR POISONOUS ANIMALS WILL BE ALLOWED

OCCUPANCY REGULATIONS:

1 Bedroom	Maximum of two persons
2 Bedroom	Maximum of four persons
3 Bedroom	Maximum of six persons
4 Bedroom	Maximum of eight persons

FURNISHED APARTMENTS:

Information Available Upon Request

UTILITY PHONE NUMBERS:

American Electric Power (AEP).....(800) 956-4237
Verizon Telephone.....(540) 954-6222
Comcast Cable.....(888) COMCAST

PLEASE MAKE ARRANGEMENTS TO CONNECT PRIOR TO MOVE-IN.

Make Old Mill Towhomes Your Home Today!

725 Mill Stream Lane, Lynchburg, VA 24502 (434) 237-2901 Fax (434) 237-9126