

# Geneva Square Townhomes

## Rental Application Information

[www.crhava.org](http://www.crhava.org)

Thank you for your interest in our community. Please read all information carefully and feel free to contact the Rental Office if you have any additional questions as you complete your application. There is a \$30.00 non-refundable application fee per adult. A social security card and picture ID is required for each adult listed on the application. Credit and criminal/sex offender reports will be checked through Trak-1 Technologies, P.O. Box 130159 Houston TX. 77219 Telephone number 1-800-600-8999. You will be notified if your income meets our requirements and your application is approved. A reservation deposit (security deposit) will be required in order to hold the unit for you. In some instances, it can take from 3 – 6 weeks from the time we notify you until your move in date.

All of our units are equipped with a refrigerator, range dishwasher and stackable washer and dryer. Resident is responsible for the water, sanitation and electricity. Each unit has a partially enclosed back patio. We also have computer access in our Community Resource Center which is open during normal business hours. Every unit has 1 ½ bathrooms. Sorry, No Pets or open flamed cooking devises are allowed.

### THE FOLLOWING INCOME REQUIREMENTS APPLY:

BEDROOMS	SQ. FT	RENT (STARTING AT)	SECURITY DEPOSIT (STARTING AT)	MINIMUM INCOME (STARTING AT)
2	961	\$905.00	\$905.00	\$32,580.00
3	1,019	\$935.00	\$935.00	\$33,660.00
4	1,279	\$985.00	\$985.00	\$35,460.00

### MAXIMUM INCOME LIMITS (based on family size)

1	2	3	4	5	6	7	8
\$40,900.00	\$46,750.00	\$52,600.00	\$58,400.00	\$63,100.00	\$67,750.00	\$72,450.00	\$77,100.00

**CREDIT REPORT:** May not contain any unpaid judgment, rental judgments (paid or unpaid within the last twelve months) and bad debt balances. Total of all collection accounts may not exceed \$1,500.00 with the exception of medical. Bankruptcy of any kind must have been discharged for at least six months. We will also verify your income and obtain a landlord reference.

**EMPLOYMENT:** Must have been gainfully employed at current job (full and/or part time) for a minimum of six months. Employment will be verified with pay stubs and/or directly with employer.

**FELONY CONVICTION:** Any felony conviction or drug arrest that has occurred within the last five (5) years, or any conviction that reflects acts of violence, or any other conduct which poses a direct threat to the health and safety of other residents, will be grounds for rejection of an application.

### SECURITY DEPOSIT AGREEMENT

By signing this agreement, I understand that my application has been approved and that CRHA requires a reservation deposit in order to reserve a unit for me. CRHA hereby accepts a reservation deposit in the form of certified check or money order in the amount of \$\_\_\_\_\_. I understand that, by signing this agreement, a unit has been reserved for me and will be taken off the list of available units. I further agree that the entire reservation deposit will be applied to my Security Deposit when I move in. If I fail to sign a lease and take occupancy on the date agreed upon, I understand that my reservation deposit will be applied to damages as specified in the Virginia Landlord/Tenant Act.

A reservation deposit of \$\_\_\_\_\_ has been paid and will hold \_\_\_\_\_ off the market until the anticipated move-in date of \_\_\_\_\_. I understand that this date can not be guaranteed, but every effort will be made to make the unit available on the date agreed upon. I understand that the monthly rent will be \_\_\_\_\_ payable in advance and without demand.

I further agree that the entire reservation deposit will be applied to my Security Deposit when I move in. If I fail to sign a lease and take occupancy on the date specified above after my application is accepted, I understand that my deposit will be applied to damages as specified in the Virginia Landlord/Tenant Act.

Dominion Virginia Power should be contacted as soon as your lease is signed in order to have service placed in your name and to insure uninterrupted service. You may call Dominion Virginia Power at 1-888-667-3000.

\_\_\_\_\_  
Signature of Applicant Telephone # Date

\_\_\_\_\_  
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