

## Geneva Square Rental Information

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

**Click on Housing and use the link at the top of the page**

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. **A \$10.00 non-refundable fee for each adult, social security card and picture ID is required for each adult listed on the application. Credit will be checked through Trak-1 Technologies, P.O. Box 130159 Houston TX. 77219 Telephone number 1-800-600-8999.** We will obtain your credit report and if your credit history is satisfactory, your name will be placed on the wait list. Credit report may not contain any unpaid judgment or collection accounts, bad debt balances, rental judgments (paid or unpaid within the last twelve months). If report contains record of judgments or collections, all must be satisfied. Bankruptcy of any kind must have been discharged for at least six months.

We will notify you when a unit becomes available (meaning your name is at the top of the wait list and we have received a 30-day moving notice from one of our current residents). We will also verify your income, obtain a landlord reference and a criminal history background/sex offender report. In addition, management will obtain an updated credit report at an additional fee of \$10.00/adult. Forms for the criminal background/sex offender report are in our office and there is a \$20.00 charge total for each criminal history/sex offender report requested. Money orders should be made payable to "CRHA". If your income meets our requirements and your application is approved, you will be required to pay a reservation deposit as described below when a unit is assigned to you. It can take 4 to 8 weeks from the time we notify you until your move in date. The length of time on the wait list depends on moving notices received.

We have 2, 3, and 4 bedroom townhouse apartments.

2 BR	961 sq. feet	minimum income	\$26,280	Rent	\$730.00	Security Deposit is	\$730.00
3 BR	1,019 sq. feet	minimum income	\$29,160	Rent	\$810.00	Security Deposit is	\$810.00
4 BR	1,279 sq. feet	minimum income	\$32,400	Rent	\$900.00	Security Deposit is	\$900.00

We also have maximum income limits based on family size as follows:

Family Size	1	2	3	4
Maximum Income	\$ 38,000	\$ 43,450	\$ 48,850	\$ 54,300

Family Size	5	6	7	8
Maximum Income	\$ 58,650	\$ 63,000	\$ 67,350	\$ 71,700.

The units are total electric and equipped with a refrigerator, range, dishwasher, and full size washer/dryer (stackable). Water and Sanitation included with rent; resident pays electric. Each unit has a partially enclosed patio. We also have a Computer Lab with internet access available for resident's use during our normal business hours. Children must be accompanied by adults. Sorry, no pets allowed..

**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.

### 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.

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Signature of Applicant                      Telephone #                      Date

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