



## APPLETREE TOWNHOUSES

APPLETREE TOWNHOUSES I, II, III, & IV RENTAL MANAGEMENT DIVISION  
(985) 264-3042  
P.O. BOX 515  
COVINGTON, LA 70434  
jamiedwaddell@yahoo.com  
[www.appletreetownhouses.com](http://www.appletreetownhouses.com)

### 2 Bedroom, 1-½ bath, 2 Story Townhome FOLSOM LOCATION INFORMATION



**Rent & Deposit:** \$795 per month / \$700 Deposit / \$300 Non-refundable Pet Fee Per Pet / \$35 Application Fee

**Lease:** 12 Month Lease Agreement

#### Amenities & Features:

- **Garbage**
- **Pest Control**
- **Lawn Care**
- Apartment Living area - Approximately 1000 Square Feet
- Living Room - 13'x18'
- Laundry Area - 3'6"x8'4"
- Master Bedroom - 13'x15'
- Plenty of Closet Space
- Attic space
- Patio is paved & fenced
- Kitchen is equipped with an electric Range, Dishwasher, & Garbage Disposal.
- Tenant must supply his/her own Refrigerator, Washer, Dryer, and Microwave.

**Applications** **Email:** [jamiedwaddell@yahoo.com](mailto:jamiedwaddell@yahoo.com)

#### **Covington Drop Box:**

2308 W. 21<sup>st</sup> Avenue, Covington

The drop box is at the brick building located at 2308 W. 21<sup>st</sup> Ave. Applications may be placed in the slot provided on the office door. Notify us if application is placed in drop box. Applications dropped in box without notification will be delayed.

- Applications must be legible and completely filled out in order to be considered for approval.
- There may be only one qualifying party; qualifying party must occupy the apartment.
- Proof of income must accompany application. Tax Return 1040, W-2, or 1099, along with Pay stubs.
- Verifiable minimum Yearly income of \$32,220
- A prospect must have a minimum of 1 year continuous employment history.
- A credit check will be made for the applicant only.
- Appletree Townhouses does not accept Co-Signers.
- No more than four occupants will be allowed per unit.
- 2 Parking Spaces per unit.
- No more than 2 pets will be allowed per apartment. Appletree Townhouses does not allow the following full or mixed breeds of dogs. These types of dogs include: Pit Bulls, Rottweilers, Dobermans, German Shepards, or any of the breeds in their legion. Size and weight limit restrictions.
- Additional background check will be issued for anyone listed as having conviction in last five years. Additional \$35 check or money order will be due.
- Appletree Townhouses does not accept Government assistance Programs.
- Applications will be denied if falsified.
- Application may be denied for evictions, damages beyond normal wear and tear, illegal activities on the premises, refusal to re-rent by previous landlord or a balance still owed to previous landlord.
- Appletree Townhouses bases its decision to accept an applicant on credit, any previous landlord information, employment, income, criminal record, and other criteria of landlord combined.
- All information on application is subject to verification.
- Applications with the following will be automatically denied. Felony record within the last 5 years, Judgment for evictions, or debt owed to another landlord, multiple criminal activities, and sex offenses of any kind.
- Processing will be completed as soon as possible after information is gathered from appropriate sources.
- Appletree Townhouses follows all federal, State, and local laws regarding the application process. Each application is screened without regard to race, religion, handicap, sex, familiar status, LGBT, or national origin of applicant.
- Proper documentation required for service animals.