



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

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



Rent & Deposit: \$775 per month / \$750 Deposit / \$250 Non-refundable Pet Fee / \$25 Application Fee

Lease: 1 year Lease Agreement

Rent Includes: Garbage, Pest Control, Lawn Care

General Information:

Apartment Living area - Approximately 1100 Square Feet

Living Room - 13'x18'

Laundry Area - 3'6"x8'4"

Master Bedroom - 13'x15'

Plenty of Closet Space

Attic space

Appliances: Kitchen is equipped with an electric Range, Dishwasher, & Garbage Disposal. Tenant must supply his/her own Refrigerator, Washer, Dryer, and Microwave.

Applications: Applications may be emailed, faxed, mailed, or turned in to the office in Covington.

Email: jamiedwaddell@yahoo.com (Preferred)

Covington Office:

2308 W. 21st Avenue, Covington

The office is the brick building located at 2308 W. 21st 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. Previous year Tax Return 1040, W-2, 1099, or Pay stubs over the course of one year is acceptable.
- Verifiable minimum Yearly income of \$27,500
- A prospect must have a minimum of 1 year continuous employment history. (Current and immediate previous employment may be combined.)
- 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.
- 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.
- Additional background check will be issued for anyone listed as having conviction in last five years. Additional \$25 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.