

Rental Qualifying Criteria

Fees & qualifying criteria are subject to change at any time.



INCOME

- Gross monthly income must be at least 2.5 times the monthly rent.
- Complete payroll-connection verification or submit the 4 most recent consecutive paystubs (PDF). New employment requires a letter of employment; most recent pay period must be within 30 days.
- Overtime, bonuses, alimony, child support, and other income may be considered – additional documentation may be required.
- Employer will be contacted to verify information.
- Funds must be in a U.S. bank or be verifiable U.S. income.
- A current mortgage or continuing rent obligation increases the income requirement.
- **Self-employed:** Adjusted Gross Income must meet the requirement. Link personal and business accounts (or provide 3 months of statements) and submit IRS tax-return transcripts with all schedules for the 2 most recent years. On extension or a business under 2 years old: prior years' transcripts plus an accountant-prepared year-to-date profit/loss statement.
- **Graduate students:** provide the current/upcoming semester schedule showing full-time status, plus the term fee schedule or loan/grant documentation.

RENTAL HISTORY

- The past 2 years of rental history are verified; good payment history is required.
- Any balance owed to a rental community must be paid before applying.

CREDIT HISTORY

- Our credit reporting agency evaluates credit and rental/mortgage history against indicators of future rent payment performance.
- An unsatisfactory finding may result in the requirement of additional documentation, an additional deposit or denial.

CRIMINAL BACKGROUND

- A criminal background check is conducted for each applicant and occupant 18 or older. Screening does not guarantee a community free of residents with prior records.

IDENTIFICATION

- A current U.S. driver's license or government-issued photo ID is required.
- **Applicants without a Social Security number:** Applications will be processed using all the information available through our credit reporting agency if such information can be obtained. Additional deposit may be required for households with applicants without a social security number.
- Applicants from outside the U.S. must provide a visa covering the lease term.

OCCUPANCY STANDARDS

- 2 occupants per bedroom; 1 occupant per den.

GUARANTORS

- Only currently enrolled graduate students are eligible to have a guarantor. Guarantors must meet the same approval criteria, and each is responsible for full payment of the apartment.

PETS / ANIMALS

- Dogs and cats are allowed (other animals require approval); maximum of 2 pets per apartment.
- A current rabies vaccination report and a photo of each animal are required before move-in. Management may limit breed or species without notice.
- **Prohibited breeds:** Akita, American Bulldog, American Pit Bull Terrier, American/Staffordshire Bull Terrier, Argentinian Dogo, Boxer, Briard, Borzoi Hounds, Bull Mastiff, Bull Terrier, Cane Corso, Chow Chow, Dalmatian, Doberman Pinscher, Congo, German Shepherd, Great Dane, Great Pyrenees, Husky, Irish Wolfhound, Komondor, Malamute, Mastiff Breeds, Neapolitan Mastiff, Rottweiler, Scottish Deerhound, Spitz, St. Bernard, Presa Canarios, Shar Pei, Tosa Inu, and Wolf-dog hybrid — plus any animal deemed potentially harmful (including attack- or fight-trained dogs).
- No pets allowed at Town Center Apartments.
- Emotional Support Animals and Service Animals are not considered pets.

APPLICATION PROCESS

- Every occupant age 18 or older must apply and qualify.
- An application is not complete until all documentation is provided. Applications not completed within 72 hours are cancelled.
- An applicant may not have more than 1 active application across Graham Residential communities at a time.
- Denied applicants must wait 6 months to reapply at any Graham Residential community.
- If an approved application is cancelled, it remains active 90 days; forfeited administrative & holding fees may be applied to another Graham Residential property within that window if criteria are met.
- Roommates and co-residents are jointly and individually responsible for the full rent; their application data is combined during verification.

CONFIDENTIALITY

- Application information is discussed only with the applicant. Credit reports are not discussed; a consumer-agency contact is provided on request.

Fees & Move-In Costs

Fees & qualifying criteria are subject to change at any time.



APPLICATION & MOVE-IN FEES

Fee	Amount	When due
Application Fee	\$125 (non-refundable)	At submission. Every occupant 18 or older must apply.
Administrative Fee	\$350	Upon approval.
Holding Fee	Varies by floorplan	Upon approval; applied to the security deposit at move-in.
Security Deposit	Varies by floorplan	On move-in day.

- Administrative and Holding Fees are refundable up to 72 hours after approval; forfeited if the application is cancelled after that.
- Administrative Fees, Holding Fees, and move-in balances may be paid by ACH or debit card when payment is made more than 10 business days before move-in. Within 10 business days of move-in, only debit cards, money orders, or cashier's checks are accepted.

REQUIRED BEFORE MOVE-IN

- Proof of FPL (electric) account setup — the Start Service confirmation email must be sent to the leasing office.
- Proof of renter's liability insurance with at least \$100,000 in personal liability coverage. Personal content coverage is encouraged but not required.

PARKING

Community	Included	Additional*
South Pointe	1 unreserved space / unit	2nd space (max 2): \$35/mo unreserved or \$75/mo reserved
6600 Main – Building One	1 reserved space / unit	2nd space (max 2): \$50/mo unreserved
6600 Main – Building Two	1 reserved + 1 unreserved space	3rd space: \$35/mo unreserved
All other properties	2 unreserved spaces / unit	3rd space: \$35/mo unreserved

*Additional spaces are subject to availability and require management approval.

Detached garage (Fountain House & Crescent House only): \$50 deposit; \$200/month rent.

Storage Units (South Pointe & 6600 Main only): \$50 deposit; rent varies by unit.

PET FEES

Fee	Amount	Notes
Pet Fee	\$400 first pet, \$200 second pet	Due on move-in day.
Pet Rent	\$20 per pet, per month	Maximum 2 pets per apartment.

ATHLETIC CLUB & FITNESS

- **South Pointe, 6600 Main & Residences at Lakehouse:** on-site fitness center included. Miami Lakes Athletic Club membership is \$30/month per person (plus tax). Annual payment is due at registration.
- **All other properties:** Miami Lakes Athletic Club is \$25/month per bedroom (plus tax); additional memberships \$30/month per person (plus tax). Annual payment is due at registration.