

Willow Terrace Apartments
416 Jane Road
Troy, AL 36079
(334)566-4747
willowterraceapt@bellsouth.net

Thank you for inquiring about Willow Terrace Apartment Homes! The following list is the information you will need to consider when applying for an apartment with us:

Lease Terms Available: 12 month terms available.

Security Deposit: 1 month's rent (with a credit score under 600) or ½ month's rent (with credit score above 600) is used to reserve an apartment in your name once you are approved. **This may not be used for your first or last month's rent.**

Administrative Fee: \$75.00 will be deducted from your deposit for administrative costs once the apartment is vacated.

Rates per unit is based on a 12 month lease.

Bed/Bath	Square Feet	Rent
1/1	687	\$675.00
1/1	675	\$650.00
2/2	954	\$700.00 or \$800.00
2/1.5	942	\$725.00
3/2	1100	\$875.00
3/3	1194	\$1000.00

All rental rates include monthly pest control, basic cable, and access to all of our community amenities which include:

- Sparkling Pool and Hot Tub
- Fitness Center
- 24 Hour Clothes Care Center
- High Speed Internet Access Available (Cable and DSL)
- Largest Variety of Floor Plans in Troy
- Fully equipped Kitchen and Window Treatments
- Professional Management and Maintenance with 24 hour emergency service

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Resident Selection Criteria

The following excerpt is taken from the United States Department of Housing and Urban Development (HUD) transmittal 4350-3:3-9.

“Screening Criteria. HUD supports the owner’s desire to select responsible residents. Owners are expected to exercise sound judgment in the resident selection process. The fact an applicant qualifies for the program does not mean he/she is a suitable resident...”

HUD requires us to screen applicant very carefully to reduce costly evictions, damages to units, and to protect the best interest of our community. To adhere to these guidelines, Willow Terrace Apartments has established the following procedures for screening applicants for occupancy:

- 1. Applicant must show demonstrated ability to pay rent at present residence and show a positive endorsement from prior owners of rental housing.**
- 2. Applicant must show positive credit rating. Deposit is determined by credit score.**
- 3. Applicant’s eligibility income must meet current income limit determination. Gross income must be at least 3.5 times rental amount.**
- 4. Applicant agrees to follow all community policies and to comply with all articles and addendum of the lease agreement.**
- 5. Qualifying Co-Signers are acceptable for students ONLY. Gross income of and co-signer must be at least 4 times rental amount.**
- 6. Every person over the age of 18 that will be living or staying in the apartment for more than 2 nights a week must complete an application and go through a credit and background check.**

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Rental Information

Thank you for your interest in Willow Terrace Apartments in Troy, Alabama. This packet includes pricing brochure, an application, and other information that you might find useful about our community. Here is some basic information that will help you with your paper work and submitting your application:

Rental Application:

The application sheet that you have received is our basic information page. You will need to fill out this page completely, giving us all the necessary information. Be sure to sign the bottom under "Applicant's Signature".

Cosigners Lease Agreement:

If you are not at least 19 years of age, you can not sign a lease in the state of Alabama. If you are a student and your monthly income doesn't meet standards, you will need a cosigner. The cosigner's agreement must be filled out completely and signed in front of administrative staff or notarized.

Rental History Verification:

If you are renting or have rented anywhere else in the last 5 years, your Landlord must fill out the bottom portion of that page. We will need their signature and a telephone number where they can be reached. If you own a home/have lived with parents then you will need to fill out the top portion and check the box that best fits your situation.

Employment Verification:

In order to check employment, we require a current paycheck stub with year to date from your place of work. If you are on scholarship/disabilities/other income, a statement should be provided showing this information. You must be at your current job for at least 3 months in order to qualify using that income and will need to provide a check stub showing that.

Fees and Payments:

If your application is approved, you will need to come in and pay a security deposit equal to half or one month's rent. Your security deposit **may not** be used for first or last month's rent. This will insure you a place in the next available unit. This is **NON-REFUNDABLE**. All payments should be in the form of either a check or a money order. No other form of payment will be accepted.

Pets: NO PETS! Service Animals ONLY! Paperwork approved by the office, must be turned in with the application. A form is available on request. HUD and our insurance must approve the animal before it is brought on the property.

If you have any questions, please call the office at 334-566-4747 and we will be glad to help you in anyway possible. Thank you again for expressing interest in our community!

Thank you!
Willow Terrace Management Team

Willow Terrace Aprtments
 416 Jane Road Troy, AL 36079
 334-566-4747

Floor Plans



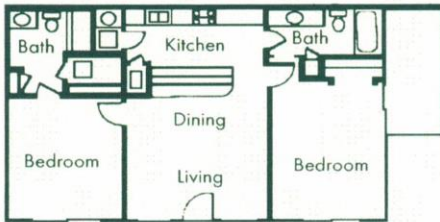
1BR/1BA - 675 Square Feet

Rent: _____



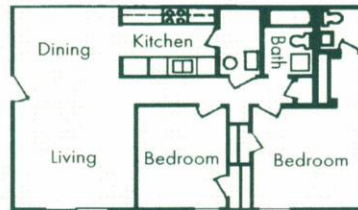
1BR/1BA - 687 Square Feet

Rent: _____



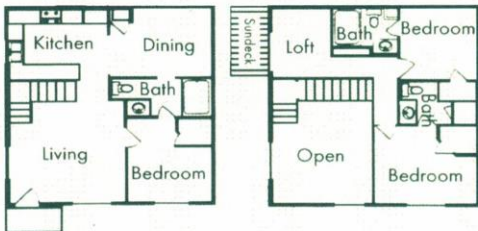
2BR/2BA - 954 Square Feet

Rent: _____



2BR/1 1/2BA - 942 Square Feet

Rent: _____



3BR/3BA TOWNHOUSE - 1194 Square Feet

Rent: _____



3BR/2BA - 1100 Square Feet

Rent: _____

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RENTAL APPLICATION

DATE: _____

APPLICANT'S INFORMATION:

NAME: _____ PHONE NO. _____
SOCIAL SECURITY NO. _____ DATE OF BIRTH _____
DRIVER'S LICENSE NO. _____ STATE _____
PRESENT ADDRESS: _____ CITY _____ ST. _____ ZIP _____
PRESENT LANDLORD OR MORTGAGE CO. _____
CONTACT NAME/TELEPHONE _____ DATES FROM _____ TO _____
MONTHLY PAYMENT \$ _____ REASON FOR MOVING _____
PREVIOUS ADDRESS: _____ CITY _____ ST. _____ ZIP _____
PREVIOUS LANDLORD OR MORTGAGE CO. _____
CONTACT NAME/TELEPHONE _____ DATES FROM _____ TO _____
MONTHLY PAYMENT \$ _____ REASON FOR MOVING _____

REFERED BY: _____ APT # _____
DATE NEEDED: _____ SIZE NEEDED: _____

OTHER PERSONS WHO WILL OCCUPY THE APARTMENT:

NAME: _____ RELATIONSHIP _____ AGE _____ SEX _____
NAME: _____ RELATIONSHIP _____ AGE _____ SEX _____
NAME: _____ RELATIONSHIP _____ AGE _____ SEX _____

APPLICANT'S EMPLOYMENT INFORMATION:

PRESENT EMPLOYER: _____
EMPLOYER'S ADDRESS: _____
WORK PHONE NO: _____ POSITION HELD: _____
DATE EMPLOYED: _____ GROSS MONTHLY INCOME: \$ _____

SPOUSES INFORMATION:

NAME: _____ DATE OF BIRTH _____
SOCIAL SECURITY NO. _____ DRIVER'S LICENSE NO. _____ STATE _____
PRESENT EMPLOYER: _____ POSITION HELD: _____
WORK PHONE NO.: _____ DATE EMPLOYED: _____ GROSS MONTHLY INCOME: \$ _____

OTHER INCOME:

OTHER INCOME SOURCE: _____ GROSS MONTHLY INCOME: \$ _____
OTHER INCOME SOURCE: _____ GROSS MONTHLY INCOME: \$ _____

IN CASE OF EMERGENCY, NOTIFY:

NAME _____ RELATIONSHIP _____

ADDRESS _____

DAYTIME PHONE NO. _____ EVENING PHONE NO. _____

PLEASE ANSWER THE FOLLOWING QUESTIONS YES OR NO:

Have you ever filed for bankruptcy _____ If yes, when _____

Have you ever been evicted from tenancy _____ If yes, when _____

Have you ever been convicted of a Felony or Misdemeanor _____ If yes, explain _____

Are you or any household member subject to a lifetime sex offender registration _____

Do you have any special housing needs _____ If yes, what _____

The above information is correct to the best of my knowledge. I have no objections to inquiries for the purpose of verification of the above information and the verification of credit through previous and/or current rental histories and the use of Consumer Reporting Agencies. By signing this application, you represent and warrant the accuracy of the information and understand that the application will be denied if we find that any of the above information was falsified. It is understood that the above information will be held confidential.

The above information is correct to the best of my knowledge. I have no objections to inquiries for the purpose of verification of the above information and the verification of credit through previous and/or current rental histories and the use of Consumer Reporting Agencies. By signing this application, you represent and warrant the accuracy of the information and understand that the application will be denied if we find that any of the above information was falsified. It is understood that the above information will be held confidential.

Signature of Applicant _____ Signature of Spouse _____

Applicant has deposited herewith the sum of \$0, the receipt of which is hereby acknowledged. Lessee shall pay to lessor, before the commencement of this rental agreement, a \$75.00 administrative fee for lessor's administrative costs associated with preparing the rental unit for occupancy, entering Lessee's data into lessor's management information systems and other related costs. The administrative fee is not refundable and not applicable to rent or any other fee or charge in this rental agreement. Lessor also may charge reasonable fees for the use of the Community's facilities, equipment and services, such as fitness rooms, swimming pools, and community rooms. All such fees shall be considered additional "rent" for all purposes if not paid when due. The applicant is submitting this application with the understanding that it is subject to acceptance by the lessor.

The applicant agrees that the aforementioned deposit is not a rental payment and will not be applied towards any rental payment. The applicant further agrees that in the event the application is approved and the applicant fails or refuses to enter into the contemplated lease the lessor shall retain said deposit as liquidated damages covering the costs of taking and processing of this application and for any possible loss of rent. In the event this application is not approved or the lease is not executed for any reason for which the lessor is responsible, said deposit will be returned to the applicant. Upon execution of the contemplated lease by the applicant and the lessor, said deposit shall be applied towards the deposit required in said lease agreement.

Signature of Applicant _____ Signature of Spouse _____

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COSIGNERS LEASE AGREEMENT

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

I, _____ ACCEPT FULL RESPONSIBILITY FOR ALL RENTAL PAYMENTS LEASE OBLIGATIONS, AND DAMAGES FOR _____ IN THE EVENT THAT HE/SHE IS UNABLE TO PAY.

COSIGNER'S NAME: _____

COSIGNER'S ADDRESS, CITY, STATE AND ZIP CODE: _____

COSIGNER'S SSN: _____

COSIGNER'S DATE OF BIRTH: _____

COSIGNER'S STATE AND DRIVERS LICENSE NUMBER: _____

PLACE OF EMPLOYMENT: _____

EMAIL: _____

DAY PHONE: (____) _____ EVENING PHONE: (____) _____

The above information is correct to the best of my knowledge. I have no objections to inquiries for the purpose of verification of the above statements and the verification of credit through previous and/or current histories and the use of Consumer Reporting Agencies (Equifax). It is understood that the above information will be held strictly confidential.

SIGNATURE: _____

(must be notarized if not signed in the presence of the Property Manager)

Notarize document here. The notary must include the raised seal.

State of _____

County of _____

My commission expires:

Sworn to me this _____ day of _____.

(seal)

Signature of Notary