

[Application for Rental at Windmill Courts](#)

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Applicant #1	Contact Information	Applicant #2
	Home Phone	
	Work Phone	
	Cell Phone	
	Email address	
	Employment Information	
	Employer	
	Position	
	How long	
	Income (circle one) Hour/day/wk/mo/year	
	Prior employment info if less than 2 years	
	Rental Information	
	Landlord	
	Landlord's Phone #	
	Current Rent	
	Dates of Occupancy	
	Prior Landlords name & phone if less than 2 yrs	
	Additional Information	
	Pets: breeds/age/kind	
	Auto/ Make & year	

Apartment Availability policy. An apartment is considered available when a departing tenant notifies us that they will be leaving on a specific date. If the tenant does not in fact leave on that date we can not be held responsible for this hold over.

Occupancy guidelines: To prevent overcrowding and undue stress on the plumbing and other building systems, we restrict the number of adults in any one apartment to **two**.

Application process: We will determine whether, from your responses to the application questions, you qualify for the apartment you are applying for. If you do not, we will reject your application. If you meet the initial qualification for rental then we will check your credit report, criminal history and employment and rental references to confirm that they meet our rental criteria. If you meet our criteria, we will approve your application. We will rent available apartments to applicants in the order that the applications are approved.

Rental criteria: To qualify for an apartment at Windmill Courts, you must meet the following criteria: Your monthly income must be at least three times (rent + utility costs) (utility costs are estimated at \$135/month). i.e. if an apartment rents for \$600 and utility costs are \$175. The total for determining qualifications is \$775. 3 x's 775=\$2325. This is the minimum monthly rental that one of the adults must have to qualify.

References: You must have satisfactory rental references for the last two years. If you have ever been evicted or sued for any lease violation, we will reject your application.

Credit history: Your credit record must currently be satisfactory. If your credit history shows any current late payments, collections or bankruptcy we will reject your application.

Pets : You may only have a pet at Windmill Courts if your pet is approved in writing and you have signed the pet agreement. Certain ages and breeds are not acceptable.