## **Heritage Green Apartments**

### **Rental Policies**

56 S. SHADDLE AVE. MUNDELEIN, IL. 60060 844-696-6739 or Cell # 224-440-2042

#### SAVE THIS SHEET FOR YOURSELF

**Equal Housing:** The Legend Group has a comprehensive policy of compliance with the Federal Fair Housing Act, as well as state and local statue

codes and ordinances.

Income: The monthly rent cost cannot exceed 36% of your monthly income.

Applications: An application is to be filled out by each person occupying the apartment as well as any Guarantors, if required. You must be at

least 18 years old to apply for an apartment. The application fee is \$40.00 for the first person and \$20 for each additional

person.

**Residence:** Your present and previous residency must have prompt payment record, sufficient notice given, and all obligations fulfilled in

accordance with the agreement.

**Public Records:** All applicants will be subject to a background check for evictions and criminal history.

Rent First Month: The first prorated or full month rent has to be made with a Money Order or Certified Check, no exceptions.

Occupancy: The Legend Group has established specific occupancy standards with respect to each of the size of apartments:

Studio Not more than 2 individuals
One Bedroom Not more than 2 individuals
Two Bedroom Not more than 4 individuals

**Roommates:** Each applicant / leaseholder is fully responsible for the entire rental payment and must execute the lease.

Pets: No matter what kind cat, dog or caged bird there is a 2 pet limit. Only one house broken dog allowed and must be below

45lbs unless on the lower level and max is 60lbs.

You must follow the dog laws of Illinois, that is to register with the Lake County Health Department your cat or dog and to give your cat or dog id to HGA. and to take your dog to designated area for duties. (A pet agreement is attached).

"Non-refundable" Pet fee is (dog)\$295. (Cat)\$195.

Utilities: Heritage Green Apartments will pay for water and sewer and rubbish removal, please call Comed at 1-800-334-7661 to put Electric into

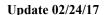
your name.

Fax/email Please send a signed pdf copy of application papers to heritagegrapts@gmail.com

or you may drop them off at the office.

You may pay fees and rents online at: payrent247.com use id 200395CK SCAN







# The Legend Group Apartments

#### **Rental Policies**

For: Heritage Green Apartments in Mundelein

**Equal Housing:** The Legend Group has a comprehensive policy of compliance with the Federal Fair Housing Act, as well

as state and local statutes, codes, and ordinances.

**Income:** For one or two adult applicants, the monthly rent cannot exceed 36% of the single (or combined for two

adults) gross monthly, verifiable income. For more than two adults, the monthly rent cannot exceed 33%

of the combined monthly income of the applicants.

**Applications:** An application is to be filled out by each person occupying the apartment as well as by any co-signer, if

required. Applicants must be at least 18 years of age at the time application is made The non-refundable

application fee is \$40.00\* for the first person and \$20\* for each additional person.

**Administration Fee:** The application fee must accompany all applications. Prior to moving-in, an accepted applicant must

submit the non-refundable administration fee\*. Heritage Green Apartments: \$195.

**Credit Check:** A consumer credit report will be obtained for each applicant and must have a rating of 600 or above, as

long as there is no bankruptcy or eviction. Low credit scores or bankruptcies due primarily to medical

bills or temporary loss of employment can be accommodated. See the section on **Remediation.** 

**Criminal Background:** A criminal background check will be run on each applicant. A conviction for certain crimes may

result in disqualification.

**Residence:** The applicant's recent resident history must be verified. A referral from applicant's current landlord must

indicate an up-to-date payment record and no lease violations. An applicant who currently resides with family will not be disqualified but the circumstances cannot be used to benefit the applicant's eligibility.

**Employment:** All applicants must be fully employed with verifiable income (a recent pay stub is required if employer

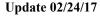
cannot verify employment and salary). If applicant is relocating for a new position, the letter of employment with the salary most be presented. If employment is not the source of income, then a verifiable legitimate source of income or funds available to cover the annual rent. The applicant's employer will be interviewed by telephone. If the applicant is self-employed, the most recent federal tax returns are required. No other evidence or proof is acceptable. Applicants who have accepted a new position must present a letter on employer's letterhead, confirming start date and salary. Students dependent upon rent stipend or loan funds, must present written proof from the source of the funds.

**Valid I.D:** All applicants must have a current, valid driver's license with photo or state I.D. and a social security

number. Foreign nationals without a social security number must present a current visa indicating the basis for U.S. residency (employment or student), along with verifiable proof of income or funds for

annual rent.

\*Actual fees and charges subject to change.



EQUAL HOUSING

**Occupancy:** The Legend Group has established specific occupancy standards with respect to each of the size of

apartments:

One Bedroom Not more than 2 individuals
Two Bedroom Not more than 4 individuals

**Roommates:** Each applicant/leaseholder is fully responsible for the entire rental payment and must execute the lease.

**Co-signers are welcomed.** In the case where a co-signer can be used to qualify the applicant's acceptance, the

guarantor must submit a standard application along with the standard application fee. The guarantor must have a credit score greater than 695 and the monthly gross rent should not exceed 18% of the guarantor's gross monthly

income. The co-signer must be a US citizen residing in the United States.

**Remediation:** An applicant with a negative referral from a previous landlord based solely on financial consideration (non-

payment or late rent) will require a co-signer. If the negative referral is the result of any other lease violation

(noise, illegal drugs, criminal activity), there is no remediation available.

"Non-refundable"

Pet fee: Only dogs, cats or up to two small birds are permitted pets. The non-refundable fee (subject to change) is \$295 for

a dog and \$195 for a cat. Ask the property manager about specific breed, weight and quantity restrictions.

Dog weight limit is 40lbs unless on the lower level and then it is 60lbs.

#### APPLICATION FOR LEASE

			AI	LICA	11011	I OK L	LASE						
Heritage Green Apartments	is							Date of Ap	oplication _	/	/_ Apartmer	 nt #	
								Lease from:		te	0		
50-60 S. Shaddle Lane		CONTACT #						Move in Dat	e				
Mundelein, IL 60060								Rent \$		Adminis	tration fee	\$195.00	<u></u>
Phone 844-696-6739								Pet fee is (do	og)\$2795. (cat)\$	Bearoo: 8195.	Pet Fee \$	2 (circle one	:)
Fax is Same as phone							RENT .COM		FORRENT .CO				
APPLICANT	(PRINT	CLEARLY)											
First Name	_	Midd	le	Last					Home #		_	_	
Birth date	/		l Securit						License				
	/	/ 50016				<u>-</u>		Directs	LICENSE	#			
Email address				est tel #	to reac	en you			-				
Spouse's First N	Jame		Mid	ldle			Last						
Birth date		Social Secur	ity#	-	-			Driver's	s License	#			
DECIDENCE INC	ODY												
RESIDENCE HIST	ORY	City Sto	to 7in				D ant/Orrm	Vra M	Lanthly Dunt				
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Landlord Previous Address		Person to Contac				Phone	D	V	M 4  - 1 1	D4	_		
		City, S	tate, Zip			D1	Rent/Owi	n Yrs.	Monthly l	Pmt.			
Previous Landlord						Phone					_		
EMPLOYMENT H	<u>IISTOR</u> Y	<i>I</i>											
Employer	-	Person to contact			Their tit	le	Phone #						
Employer Address					City, Sta								
Your Position						How Lo	ng?	Salary					
Previous Employer			Phone			Yrs.?	Salary						
Spouse Employment				Person to	Contact			Their Title	e				
Your Position				How Lon	ıg?			Salary					
Employer Address			City, Sta	te, Zip				Phone #					
Previous Employer			Phone			How Lo	ng?	Salary					
Additional Income			Explain										
How many people to	occupy A	Apartment?	•	Adults		Childre	n						
Children's Names		_			Ages			Sex				<u>-</u>	
Do you have any pets	s?	Descri	be										
Have you ever been c	convicted	of or pleaded gui	ty or "no co	ntest" to a	felony (v	whether or	not resultin	g in a conv	viction)?	<u> </u>			
If yes, explain Have you ever been c	convicted	of or pleaded mui	ty or "no co	intest" to a	misdeme	anor invo	lving sevual	l miscondu	ct (whether c	<u></u>			
not resulting in a con			, explain	miest to a	misucine	anoi mvo	ivilig sexual	i iiiiscoiidu	ct (whether t	<u>л.</u>			
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Car 1 info: Make		Model			Year	Li							
Car 2 info: Make		Model			Year	Li	c#						
I represent to you th													
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entire deposit may	be forfei	ted to you. I also	agree that	t if I am a	ccepted a	nd fail to	complete						
this transaction by s	signing y	our lease and pa	ying the ap	propriate	funds, n	y entire	deposit will	l be forfeit	ed to you. I	unde	rstand		
that this application												to	
be bound by the rule													
check fee is non-refu													
lease form currently												ication, a	vailable at
the beginning of the												,	
IT IS POLICY NO										ORI	IGIN.		
RELIGION, AGE,											,		
I hereby authorize r										rpose	of proce	essing my	lease
application. I also a	authorize	Heritage Green	Ltd. Partn	ership to	perform	a crimina	al backgrou	ınd check.					
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Signature A	Applicant							Signature	Applicant				

# HERITAGE GREEN APARTMENTS EMPLOYMENT VERIFICATION

REGARDING		
EMPLOYER		
ADDRESS		
STATE	ZIP	PHONE
Phone		
HIRING DATE		
APPLICANTS POSITI	ON	
SALARY	WEEKLY HOURS_	<del>-</del>
COMMENTS		
NAME OF VERIFIER_		
POSITION OF VERIF	IER	
Thank you for your of 773-327-6111. And don't hesitate to call	if we may ever be	assistance to you, please
I HEREBY AUTHORIZ	ZE YOU TO DISCLO	OSE THE ABOVE
signature:		date:

# **HERITAGE GREEN APARTMENTS**

## LANDLORD VERIFICATION

Please sign and submit this form to your landlord or return to us, so that we may call landlord on your behalf. Once completed, it may be faxed back to our office for out approval process. Feel free to contact us with any questions.

Address\Unit:		
Name of Applicant :		
Landlord Phone:		
I hereby authorize my current landlord to release the following ir for the purpose of processing my lease application.	nformation to The Legend Group,	
×Applicant's Signature		
Applicant's Signature	Date	
Information below completed by :		
Date of Lease Experation :		
Has tenant given notice of intention to move?	YES	NO
Does\Did Tenant pay rent on time?	YES	NO
Has the tenant ever been 30 days delinquent?	YES	NO
Would you rent to tenant again?	YES	NO
Additional Comments (Please include information that you feel m	nay effect our application)	
We appreciate your prompt attention to this request, for the app You may fax this request to: 773-327-6111	olication is pending this request.	

Thank you for your assistance Heritage Green Apartments