



Frequently Asked Questions

ERIE STATION VILLAGE

1. *What does my rent include?*

All residents of Erie Station Village receive maintenance services, refuse collection, and upkeep of the grounds, including landscaping and snow removal. You also have free use of our fitness center and access to all sidewalks and walking trails in and around Erie Station Village. Our Community Center has free wi-fi, a fireplace, and a library, and our gorgeous pool will have you feeling like you're on vacation at a resort hotel! Every residence comes equipped with a washer and dryer and features self-contained heating, air conditioning, and hot water units. You are responsible for all utility services to your residence including gas and electric, water, telephone, cable, and data.

2. *Do you provide laundry facilities?*

Each residence comes equipped with its own washer and dryer, so there are no central laundry facilities.

3. *Do you provide window treatments?*

Yes. All of our residences have mini-blinds on the windows.

4. *Are garages available?*

Some residences are attached to one- or two-car garages, and the cost of the garage is included in the rent. Other garages are available to rent for a monthly fee.

5. *Is extra storage available?*

Most of our apartments and townhomes offer some combination of walk-in closets, linen closets, and kitchen pantries that provide room for extra storage. In addition, most of our garages offer either storage shelves or storage lockers for your use.

OUR APPLICATION PROCESS

6. *How long is the lease term?*

Our lease terms are for one year.

7. *How can I apply for an apartment or townhome?*

Application forms are available in our brochure and on our website. The application includes a deposit agreement and landlord reference. By signing the application form you authorize us to verify your income, check your credit, and ask for references from other rental properties where you have lived during the last three years.

8. *How much does the application process cost?*

We need to receive a security deposit equal to one month's rent with your application form. If we accept your application but you change your mind within 48 hours of our acceptance, we will charge you a \$50 processing fee and return the balance of your deposit. If you cancel more than 48 hours after we accept your application, we will keep your entire deposit. Finally, your first payment of rent will be due when you sign your lease.



Frequently Asked Questions

OUR APPLICATION PROCESS, CONTINUED

9. *What do you accept as proof of income?*

We will accept your most current pay stub. We also accept tax forms, letters from your employer on company letterhead, and written job offers. Letters from your employer must specify your starting date and annual income, be signed by your supervisor, and provide your supervisor's telephone number.

10. *What if I do not meet the income requirement for a particular apartment or townhome?*

We allow someone to co-sign your lease. Your co-signer must meet our credit and income requirements and live in the United States.

11. *Do you accept Section 8 Applications?*

No, we do not participate in the Section 8 program.

PEOPLE, CARS, AND PETS

12. *How many people can occupy my residence?*

We allow only two people per bedroom. The limits are as follows:

- Studio: two people maximum
- One bedroom: two people maximum
- Two bedrooms: four people maximum
- Three bedrooms: six people maximum

13. *How many cars can we park on site?*

To preserve available parking, we limit the number of cars per unit. We allow two cars for each studio, one bedroom, and two bedroom apartment or townhouse in Erie Station Village. Three bedroom apartments and townhouse are allowed three cars.

14. *Do you allow pets?*

Yes, you may have up to two cats or two dogs (or one of each) residing with you in your Residence. Total weight of one fully-grown dog may not exceed 50 pounds; the combined weight of two fully-grown animals must not exceed 60 pounds. Please refer to our Pet Addendum for a complete list of requirements and restrictions.