



Room Rentals near UF

FAQs

APPLICATION CRITERIA

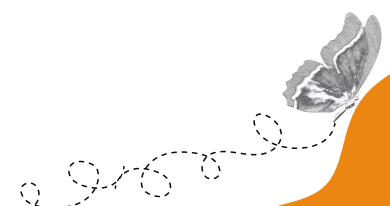
Q: Is this a co-ed apartment?	A: No; this is an all female occupied apartment.
Q: What is the minimum income requirement?	A: Monthly income must be 3 x the monthly rental amount
Q: What is the minimum credit score requirement?	A: The minimum acceptable credit score is 620, however, we review each credit report or can choose to deny an application if: <ol style="list-style-type: none"> 1. Applicant has landlord debt within the last 7 years 2. Collection accounts exceed 15% of your credit profile 3. Delinquent accounts exceed 15% of your credit profile 4. Applicant has an initial filing or eviction within the last 3 years of multiple evictions within the last 7 years
Q: What are acceptable proof of income?	A: Below are some acceptable proof of income: Pay stubs, LES, W2s, retirement, court decree on child support or alimony, letter from CPA on company stationery stating economic standing. If you are a self employed applicant, you must provide at least two years of tax returns.
Q: What if I do not have a co-signor and cannot provide proof of income and/or a credit score?	A: If you do not have a cosigner, and/or a sufficient or existing credit score, a \$1250 deposit and and proof of current enrollment at UF, will be accepted in lieu of the an acceptable credit score and proof of income
Q: What are reasons for denial on a background check?	A: <ol style="list-style-type: none"> 1. Whether the applicant has ever been convicted of any sexual related offense or VCAP (Violent Crime Against Person) that was adjudicated guilty or had adjudication withheld. 2. Whether an applicant has been convicted, has a felony record, or a 1st degree misdemeanor that was adjudicated guilty or had adjudication withheld in the past ten (10) years. 3. Whether the applicant has falsified information on the application
Q: How Long can I hold the property before starting the lease.	A: To guarant the property, applicant must provide the security deposit, and the first month's rent, within 1 week from when the application is approved and the lease is signed to hold the property.
Q: If I live out of town, can I submit an application without seeing the property?	A: Yes - but we will not permit the lease until you can either tour the property in-person, or "virtually" via a video call.



Q: When will my application be reviewed?	A: Applications will be processed on a "first come, first served basis" with time and date denoted on the application. Please allow two business days to receive a response for your application.
Q: What happens if my application is not processed?	A: If we receive more applications that are approved on a first come, first served basis, than we have rooms available, we will not process all the applications received. If this is the case ,we will communicate with the applicants and issue a refund of the \$50 minus a \$10 processing fee.
Q: When do I have to sign the lease after I have been approved?	A: Once the application is approved, the applicant has to sign the lease within 3 business days of notice.

FEES

Q: When is Rent due?	A: Rent is due on the 1st, and it's late after the 5th of the month.
Q: What is the late fee?	A: The late fee is \$50 for the first day, and \$5 for each additional day
Q: When is the security deposit due?	A: The security deposit is due at the time of lease signing, along with the lease preparation fee.
Q: What is the application fee?	A: \$50 per application
Q: What is the leasing preparation fee?	A: \$150 per lease
Q: What is the required security Deposit?	A: \$250 per applicant/occupant
Q: What is the nonrefundable cleaning fee?	A: The non-refundable cleaning fee is \$50. This fee will be reduced from the security deposit at move out. This fee covers that cost of cleaning and touch up paint in common areas.
Q: What are the requirements to Move-In?	A: 1st month's rent and the security deposit.
Q: How much money do I need to lease a room?	A: Total Cost: \$999 or \$1999. Application Fee: \$50; Leasing Preparation Fee: \$150; Security Deposit: \$250 or \$1250(if applicant does not meet income criteria or has a cosigner); First Month's Rent: \$549



GENERAL

Q: Do you do short term rentals?	A: No- all of our leases are 12 month leases
Q: Can I sublease my room?	A: Yes - if you find a suitable applicant, and the applicant passes the application criteria and screening, you can sublet your room with a \$300 fee. ** You are responsible for the lease until the property is successfully sublet.
Q: Do you accept HUD housing vouchers?	A: No, we are not accept vouchers at this time.

LIVING

Q: Are the common areas furnished?	A: Yes! The common areas include: - Sofas, Table with Chairs, a Flatscreen TV
Q: Is the bedroom furnished?	A: Yes - your room will include a desk, dresser, bed, mattress protector, and nightstand
Q: Is there an indoor washer & dryer?	A: yes
Q: Is there a fully equipped kitchen?	A: yes - there is a full size refrigerator, dishwasher, stove, and microwave.
Q: Can I change the color of the walls?	A: No - we do not allow any changes to the interior of the property.
Q: Are pets allowed?	A: No - we do not allow pets
Q: Is this a smoke free living space?	A: Yes - no smoking or vaping allowed.

UTILITIES

Q: Is water and electric included?	A: No; Water/Storm water, Sewer/Waste Water and Electric utilities, will be billed back at 100% to all leasholders and/or occupants on a monthly basis. The total costs of the utilities will be equally divided by the total occupants and billed in addition to your monthly rent.
Q: Is internet included?	A: Yes! Internet is included
Q: When will my keys be released to me?	A: Keys will be available on the first day of occupancy

