

LEASING REQUIREMENTS AND GENERAL INFORMATION

APPLICATION INFORMATION				
Income Requirements	Apartment Size	Rent 60%*	Rent 50%*	Rent 40%*
	1 Bedroom	738.00	600.00	463.00
	2 Bedroom	886.00	721.00	556.00
	3 Bedroom	1021.00	830.00	639.00
	# of Residents	Income Limits 60%	**Income Limits 50%	**Income Limits 40%
	1	30,840	25,700	20,560
	2	35,280	29,400	23,520
	3	39,660	33,050	26,440
	4	44,040	36,700	29,360
	5	47,580	39,650	31,720
6	51,120	42,600	34,080	
*Check on availability				
What to bring with you	Valid US or state-issued photo ID (or valid passport), birth certificate and Social Security card for each member of your household who will be residing at the apartment.			
How many people can live in an apartment?	Please discuss your household size with the Community Manager to find the best fit.			
Waiting List	Porter House wait list is currently open.			
APPLICATION QUALIFIERS				
Criminal Background	We screen for criminal background and applicants may be disqualified based on history but each application is reviewed individually.			
Credit History	We review your credit history including negative factors including poor payment history, past or current debts (including past rent and past due utilities), liens, etc. If you have been evicted within the last five years, you will not qualify to live at our community.			
Housing Vouchers and Income Guidelines	Porter House, is a Low-Income Tax Credit property, which accepts Section 8 Housing Vouchers. Income guidelines are listed above.			
EQUAL HOUSING OPPORTUNITY				
Monroe Group is Fair Housing Compliant	We do business in accordance with the federal Fair Housing Law. All applications and renewals are considered equally without discrimination on the basis of any class protected by applicable laws.			

LEASE TERMS

Lease Length	Our lease term is typically one-year but may vary. Please speak to the Community Manager for more information.
Rental Payments	For your convenience, we accept a variety of payment methods including cashier's check or money order. We will soon be offering online payment options.
Smoke-Free	We are a smoke-free community. Smoking is prohibited in your apartment home, your building and most common grounds.
House Rules	Upon move-in, you will be asked to sign Monroe Group House Rules. As a Porter House resident, you agree to be a respectful neighbor. It establishes standards to prevent activities that might threaten your health and safety of others including our community management staff. These rules apply to you, each member of your household and all guests.
Security Deposit and Fees	There is a \$23 application fee. Security deposits are required at all Monroe Group properties and is collected when you move-in to your apartment.
Renter's Insurance	We strongly advise you to get renter's insurance. The average cost is \$12/month. Renters insurance will protect you in the event of theft, fire, flood, or any other instance in which your personal property may become damaged.
Pet Policy	We do not allow pets at Porter House, except assistance animals (which are not considered pets).