



ROUNDTREE

79 S. State St., Ste C. Westerville Oh, 43081

(614)948-3232 info@roundtreerents.com

Welcome to Roundtree!

Before you apply to rent an apartment, please take a moment to review our rental criteria. It's standard practice for us to run credit and, if needed, background checks on all prospective residents – this helps protect both you and our community. The application fee is **\$25.75**, payable through our online portal, roundtreerent.twa.rentmanager.com/applynow (sorry, no cash payments).

We want to be transparent about our basic guidelines so you can feel confident before submitting your application.

Occupancy Guidelines

Occupancy is limited to no more than two (2) people per bedroom, including children of any age. All leaseholders must be at least 21 years old. Anyone 18 years or older who will live in the apartment must complete an application so that a background check can be completed.

Income-to-Rent Ratio

The combined gross monthly income of all applicants must be at least four (4) times the monthly rent.

Example: If you earn \$2,000 per week, you will likely qualify for a \$2,000/month apartment.

Verification of income is required – either written documentation or an employer contact. Reliable income helps ensure peace of mind for both you and us.

Rental History

A positive rental history is required, and we may request documentation to verify this. Any previous evictions will result in an automatic denial of this application.

Credit Report

A credit score in the 650 range or higher and a solid payment history is expected. We understand that life can bring unexpected challenges- if you've had credit issues, please let us know when applying so we can discuss your situation as part of the review process.

Security Deposit

A security deposit equal to one month's rent is required.

Pets

Pets are not permitted.

Lease Terms

We offer **12-month leases only** and do not provide short-term lease options.

We look forward to welcoming you as our newest resident! If you have any questions about the guidelines, please don't hesitate to reach out at (614)948-3232 or info@roundtreerents.com.