

APACHE TRACE

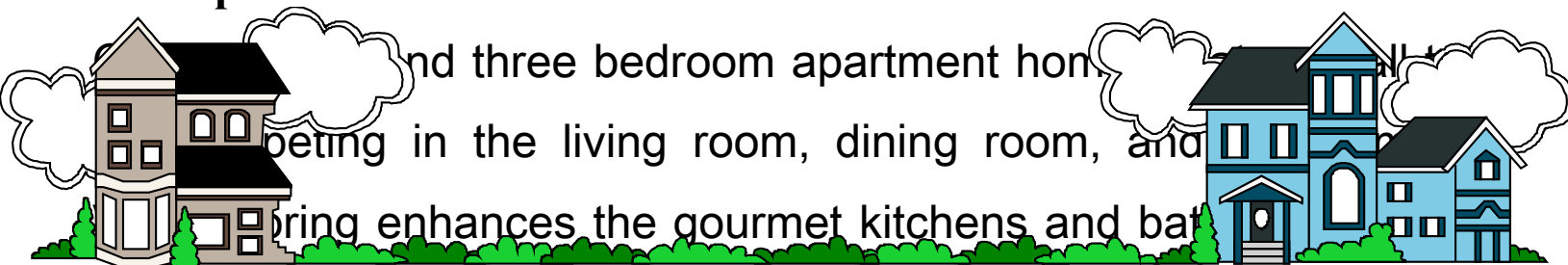
APARTMENT HOMES

Our Property

We are nestled in Guymon, Oklahoma, two hours north of Amarillo. Enjoy a combination of elegant living and professional landscaping with the personalized service that you deserve. Our convenient location gives you immediate access to Highway 54 and 64. Apache Trace is a prestigious community that includes impressive floor plans with amenities you expect from select first-class communities and fine resorts. We are minutes away from area shopping, restaurants, and grocery stores.

Our property is full of all the advantages of home with professional on-site management and maintenance staff.

The Apartment



Two and three bedroom apartment homes featuring in the living room, dining room, and kitchen. The flooring enhances the gourmet kitchens and bathrooms. The state-of-the-art kitchens are designed with oak trim cabinets, ample countertops, electric range, frost-free refrigerator, automatic icemakers, and dishwashers. We offer washer/dryers connections and spacious walk-in closets in every apartment home. The

bathrooms are complete with vanities and plenty of cabinet space. Our apartment homes have patios with plenty of room to stretch out and relax after a very long day.

When touring our homes, be sure to notice several other features we offer our residents, which set us above the rest: Basketball Court, Playground, 24-Hour Emergency Maintenance, Athletic Facility, and a Swimming Pool.

APACHE TRACE is definitely..... a wonderful
place to call home!

Application Process

The property manager must receive the following items within **two business days** after you leave a \$50.00 Holding or Waiting List Deposit.

- ❖ A completed application from each unmarried prospective resident over 18 years old.
- ❖ Copies of each applicant's photo ID.
- ❖ A copy of each applicant's (2) two most recent paycheck stubs, letter of hire or other income verification such as a letter of hire or copy of contract or offer letter.
- ❖ Application fee

If Applicable:

- ❖ A completed application from each cosigner/guarantor.
- ❖ Copies of the each cosigner's photo ID.
- ❖ A copy of the each cosigner's (2) two most recent paycheck stubs or other income verification such as a letter of hire or copy of contract or offer letter.
- ❖ A completed and notarized Lease Contract Guaranty Form. (This form will be provided to you, but you will be responsible for getting it signed and notarized).

Making the Move Easier:

Electricity: The day you sign your lease, you must have the electricity put into your name.

Please call Tri-County Electric (800) 522-3315 (Required).

Telephone, Cable & Internet: If you would like telephone, cable or internet service available on your move in date, be sure to contact a PTCI representative at (580) 338-2556 OR Allegiance Cable at (580) 338-6730.

Newspaper: For delivery of the Guymon Daily Herald, call (580) 338-3355.

Signing the Lease:

Please be aware that it takes approximately 1 ½ hours to sign the lease and receive keys. Please set up a time with the rental office Monday through Friday 9:00 AM to 6:00 PM.

We know moving is a stressful time, but Apache Trace strives to make your move as easy as possible. We will be happy to answer any questions or concerns you may have; just call us at (580) 338-4800.

Rental Guidelines

Prospective residents are required to complete an application in its entirety and provide the necessary documentation, which will enable management to verify the information provided.

Falsifying or omitting pertinent information can be considered a sole cause of denial. In addition, the following criteria will be applied to all applications received by management:

- ❖ Verified employment and income (two most recent pay stubs, W'2 or tax forms, or letter of hire).

- ❖ Rent cannot exceed 33% of the applicant(s)' combined gross monthly income. (Your combined GROSS monthly income must be at least 3 times the monthly rent fee.) Check stubs or Tax Forms must be provided to verify this income. Non-verifiable income will not be recognized.

- ❖ Good prior rental history, landlord references and verifiable timely rental payments from previous landlords, including but not limited to: Good housekeeping habits, no lease breaches and no outstanding debts for rent or damages to apartments nor a history of damages.

- ❖ No prior evictions (no evidence of repeated breaches of lease).
- ❖ Photocopy of driver's license or other state issued photo ID.
- ❖ All applicants must have demonstrated the ability to meet credit obligations (past and current) and must have an acceptable credit bureau report of 60% positive or better.
- ❖ Applicants must not have a history of, or tendencies toward violent acts or illegal activities.
- ❖ Applicants must not have any criminal felony records (violent or non-violent) and no more than 2 misdemeanors.
- ❖ Unrelated adults must qualify individually.
- ❖ Heads of households must be at least 18 years of age. All occupants over the age of 18 must complete an application, meet all rental guidelines, provide photo ID and social security number.

All applicants must qualify for approval based
on the above guidelines

Rental Policies

- ❖ Management will not discriminate based on race, color, national origin, religion, sex, handicap, age, marital status, familial status, or any other characteristics protected by all applicable state and federal discrimination laws.

❖ The following occupancy standards apply:

No more than Two (2) people including children can occupy any one-bedroom apartment.

No more than Four (4) people including children can occupy any two-bedroom apartment.

No more than Six (6) people including children can occupy any three-bedroom apartment.

APACHE TRACE APARTMENTS
(580) 338-4800

Move in Policy
As of June 17th, 2009

The application is denied if:

- A. The applicant's gross income is less than 3 times the rent. Proof of income is required.
- B. The applicant has been convicted of a felony or has more than 2 misdemeanors. Criminal records are closely monitored and certain restrictions apply.
- C. The applicant has an eviction.

To qualify for the special deposit rate of \$250.00 you must have:

1. A verifiable rental history. We must be able to confirm at least 6 months of positive rental history sometime during the past two years. Renting from family members does not count.
2. At least 60% of their lines of credit shown on credit report must be in good standing.
3. Applicants must prove they have the same source of income or have been in the same job, or with the same employer, for the past 6 months. Pay stubs required. If just moving to the area a Letter of Hire on company letterhead will be permitted provided income, start date and position are documented.

If applicant has a past due balance to another landlord the security deposit will be increased to the amount of 3 (three) months of rent.

If your income is less than 3 times the rent, you have no verifiable rental history, no credit or bad credit we encourage you to find a qualified "guarantor" or "cosigner" in order to receive the special deposit rate. (Subject to Regional Manager's approval)

The standard security deposit is one month's rent.

The application fee is \$35 per applicant.

I have read and understand the above move in policies.

Applicant

Date

Applicant

Date

This signed form must be submitted to the leasing agent upon start of your application process.

Pet Policy

Type of Pets Allowed:

❖ Dogs, Cats

❖ Small caged animal (no fee required) No rodents or snakes allowed.

Breeds of Dogs Not Allowed:

❖ Unacceptable breeds include, but not limited to: German Shepherd, Rottweiler, Pit Bull, Staffordshire Terrier, Chow Chow, Doberman, Mastiff, Husky, Malamute, Great Dane, St. Bernard and any mixture of these.

Limits:

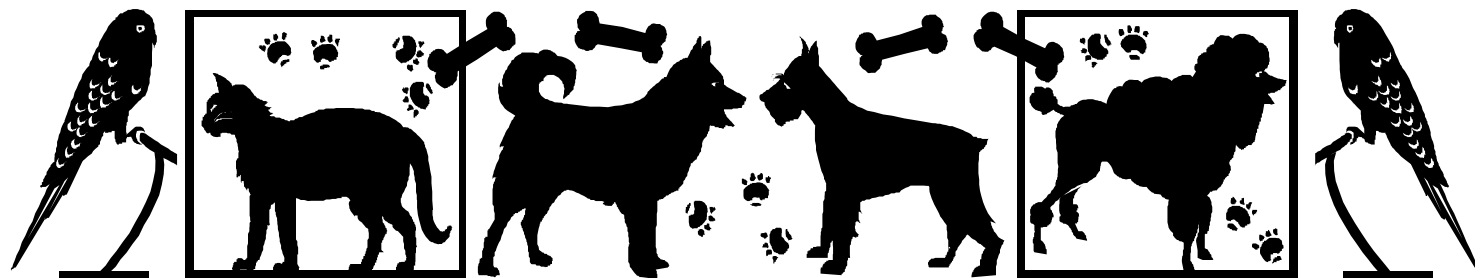
No more than two (2) pets per apartment home.

Fee Requirement:

1 or 2 Pets: \$200.00 pet fee (non-refundable) + \$20 per month pet rent

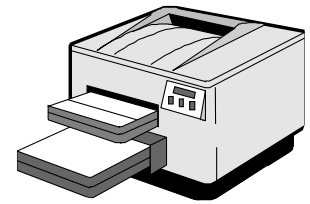
Lease Requirements:

- ❖ A separate Pet Addendum is to be completed and signed. This is considered a part of your lease agreement.
- ❖ Proof of pet's age and current inoculation from veterinarian must be attached to Pet Addendum for validation.
- ❖ All deposit monies are to be paid on or before the date the resident takes possession of the home.



Free Concierge Services

❖ Fax Machine and Photocopier Usage



❖ Advertise in our Newsletter



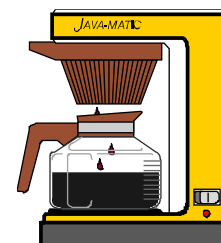
❖ Package Acceptance in Office

❖ Emergency Services (turning off an iron, coffee maker, etc.)

❖ Community Computer for use during office hours



❖ Coffee for your Enjoyment



Located in the Apache Trace Leasing Office!

45 Great Reasons to Choose...Apache Trace For Your New Home

1. National Management
2. Dining Room Ceiling Fans
(in select units)
3. Private Basketball Court
4. Sparkling Swimming Pool
5. Woodburning Fireplaces
6. Washer/Dryer Connections
7. Coin Operated Laundry Facilities
8. Flexible Leasing Plans
9. Competitive Prices
10. Friendly, Professional Staff
11. Spacious Floor Plans
12. Pool Side Lounges
13. 24-Hour Emergency
Maintenance
14. Free Local Fax and Copies
15. Modern Gourmet Kitchens
16. Vertical and Mini Blinds
17. Cable Ready
18. Private Patios and Balconies
19. Full Size Frost-Free Refrigerators
20. Dishwashers
21. Electric Ranges
22. Exterior Lighting
23. Monthly Newsletters
24. Large Walk-In Closets
25. Walking Distance to 2 Parks
26. Athletic Facility
27. Community Clubhouse
28. Playground
29. Community Computer in Clubroom
30. Family Pet(s) Welcome
31. Mirrored Dining Rooms (Select
units)
32. Garbage Disposals
33. Resident Referral Program
34. High-Speed Internet Access
Available
35. Free Garbage Removal
36. Washer/Dryer for Lease
37. 5 Minutes to Downtown
38. Secluded, Luxury Living
39. Huge Bathrooms
40. Central Heat and Air
41. Free Water

- 42. Easy Access with 2 Entrances
- 43. Free Monthly Pest Control
- 44. Manicured Lawns
- 45. We Love Our Residents!!!

Our floor plans are designed with you in mind! Reserve your new apartment home Today.....Call Apache Trace!



580-338-4800