



TO ALL APPLICANTS:

We would like to thank you for your interest in our Apartment Homes however, there are no Apartment Homes available at this time. After you have completed all questions and signed an application, it shall be conditionally be accepted and placed on our waiting list.

It is Stratford Mill policy to begin the verification process including Credit, Criminal Background checks, employments history and rental history at the time of application acceptance. Should the information on the application be incomplete, inaccurate, or change this may have an adverse effect on the ability to qualify for an Apartment Home.

Eligibility is based on availability of the qualifying unit, income eligibility, date of application, credit check, information from current and prior landlords and criminal background check. It is YOUR responsibility to call our office if you have any change in income, address, or phone number while you are on the wait list.

After 120 days (4 months), if we have not heard from you and/or we have not had a unit come available, and you want to remain on the wait list, you must contact Management Staff and confirm your continued interest in remaining on the wait list and REAPPLY. If you do not contact Management within 120 days after the application was made, your application will be removed from the wait list.

Davis Property Management does not discriminate against any person because of race, color, religion, sex, handicap, familial status or nation origin.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date



STRATFORD MILL

EXCEPTIONAL APARTMENT HOMES

110 STRATFORD MILL BLVD. SAINT AUGUSTINE, FL 32084

904-810-5171 904-810-5117 STRATFORDMILL@DAVISPROPERTIES.ORG

OCCUPANCY STANDARDS 2022

Application Fee: \$50 Adults over 18 – Non-Refundable / Money Order or Cashier's Check ONLY

Security Deposit: \$400 – May be increased due to Credit History

Pet Fees: \$350 1st Pet, \$250 2nd Pet – Non-Refundable

****Must meet our Breed/Weight Restrictions****

This fee is also NON- Transferable between pets

Apartment Pricing – 12 Month Lease Options

Pricing Quoted is Subject to Change

One Bedroom/One Bathroom – 823 sq. feet - \$1355 + \$49 water/sewer

Two Bedroom/ Two Bathroom – 1046 sq. feet - \$1525 + \$55 water/sewer

Three Bedroom/ Two Bathroom – 1188 sq. feet - \$1675 + \$59 water/sewer

Four Bedroom/ Three Bathroom – 1422 sq. feet – * Market Rate as time of Lease*

Community Features:

Gated Community/Limited Access, Clubhouse with Movie Theatre, Business Center with Wi-Fi access, Sparkling Pool, Steaming Jacuzzi, State of the art Fitness Facility, Tanning Bed, Pet Friendly, Community Bulletin Board, Newsletter, Superior Maintenance Team, Friendly Staff, Convenient to Shopping and Interstate 95

Check us out on the Web!

www.stratfordmill.com

www.facebook.com/stratfordmill



QUALIFYING CRITERIA FOR APPLICATION APPROVAL 2022

- All application over the age of 18 years of age **MUST** submit a completed application along with a \$50 application fee (money order/cashier's check **ONLY**)

SCREENING APPLICANT(S) AND/OR GUARANTOR-COSIGNER

Credit and Criminal Background is reviewed. Various aspects are reviewed for final decision of: Approval, Approval with Conditions or Denial. We will not have a final decision until the entire screening process is completed.

EMPLOYMENT VERIFICATION PROCESS

Three (3) times the monthly base rent in GROSS Income – all applicants combined/all sources

We **MUST** be able to verify employment for ALL applicants. If local, we will accept:

- 2 FULL months of Paystubs (Most Recent) or
- OUR Employment Verification Form completed by and returned by Employer (we will not accept hand delivered verifications)

If you are NOT local, and relocating to us from another City/State, we do require proof of one of the following:

- A valid, verifiable Offer Letter from future employer locally OR a letter of transfer from current employer stating your relocation to our area. The letter must include name of employer, rate of pay, start date and estimated annual salary/number hours worked per week.

OR

We will accept proof of Savings (Savings Account, Money Market, etc. that is readily accessible). This must be VERIFIABLE and show:

- A minimum of \$48,780.00 for a One Bedroom
- A minimum of \$54,900.00 for a Two Bedroom
- A minimum of \$60,300.00 for a Three Bedroom

RENTAL VERIFICATION: (Two (2) Year History)

We must have complete and verifiable contact information for former landlord(s) or management companies. Name/Phone/Fax and/or E-mail is preferred. Responses must come from verifier only. We cannot accept hand delivered forms.

**** Qualifying guidelines do differ for Guarantor/Cosigners****

**** Failure to meet any criteria doesn't necessarily disqualify you or deny the application. ****





Leasing Consultant _____

Apt Size _____

APPLICATION FOR RESIDENCY

APPLICANT

Full Name _____

DL# _____ State _____

SSN# _____ DOB _____

Email _____

Phone _____ M or F (circle one)

SPOUSE

Full Name _____

DL# _____ State _____

SSN# _____ DOB _____

Email _____

Phone _____ M or F (circle one)

Other Minor Occupants ONLY:

Name _____ DOB _____ M or F

Name _____ DOB _____ M or F

Name _____ DOB _____ M or F

Pets (Two Pet Limit: Subject to Fees, Breed/Weight Restrictions)

Name/Weight/Color/Breed: _____

Name/Weight/Color/Breed: _____

Residency (Must show a 2 year minimum residential history)

Current: _____

Street Apt# City State Zip

Dates From _____ to _____ Monthly Payment _____

Own _____ Rent _____ Other _____ (Check one)

Landlord _____

PH _____ Email _____



Previous: _____

Street Apt# City State Zip

Dates From _____ to _____ Monthly Payment _____

Own _____ Rent _____ Other _____ (Check one)

Landlord _____ PH _____

Email _____

Employment (Include all Full & Part time Employment)

Employer _____ Position _____

Address _____

Supervisor _____ PH _____

Email _____

Anticipated Gross Annual (Yearly) Income _____ Date of Hire _____

Other Income (Retirement, Child Support, Alimony – if to be considered)

Source _____ Amount _____

General Information

Have you ever been arrested or convicted of a crime? _____ If Yes, explain.

Have you filed Bankruptcy? _____ If Yes, how long ago? _____

Have you ever had an Eviction filed against you: _____ if yes, explain.

Vehicle Information

Year Make Model Color Tag # State

Emergency Contact

Name _____

Relationship _____ Phone _____

Email _____

Ok to allow in the unit in the event of an emergency? **Yes No** (Circle One)

The undersigned warrants and represents the information on this rental application to be true and correct. All persons contacted by Davis Property Management, Inc. may freely give any requested information concerning me, including but not limited to credit, criminal, employment and rental history and I hereby waive all right of action for any consequence resulting from such information.

The undersigned understands that there is a \$50.00 Administrative Fee due at the time of the application is submitted which is made payable to Stratford Mill. The undersigned acknowledges and agrees that the \$50.00 administration fee required for this application is NON-REFUNDABLE and must be in the form of a Money Order of Cashier's Check. Personal Check, Cash and/or Debit/Credit cards are NOT accepted for the application process.

Date _____

Applicant Signature

Date _____

Spouse Signature

Date _____

Leasing Consultant



Stratford Mill Pre-Qualifying Guidelines



This community will not discriminate against any person based on race, color, religion, sex, national origin, familial status or handicap.

Occupancy Standards: 1 Bedroom – 3 People maximum 2 Bedroom – 5 People maximum 3 Bedroom – 7 People maximum 4 Bedroom – 9 People maximum

Age Requirement: Leaseholders must be Eighteen (18) years of age or older. All applicants Eighteen (18) years or older will be required to complete and application. All household members that will reside in the apartment home are required to be on the lease agreement. All applicants Eighteen (18) years of age or older are required to provide a copy of picture identification (i.e. Driver’s License or Identification card) and Social Security card (if necessary).

Income Requirements: All income must be verifiable.

Minimum Allowable Incomes: Applicant’s total household income must be at least 3 times the monthly rent or the application for residency may be denied. If anticipated monthly income is less than 3 times the monthly rent, residency may be approved with additional requirements. (For further information as your leasing representative.)

Employment Verification: If employed, all applicants are required to have written verification of income from their employer. (For further information as your leasing representative.)

Resident History: We must be able to verify up to two years of rental history.

Credit Requirements:

- a. A prospect must have no more than five (5) unpaid, negative credit accounts on the report within the past one (1) year. This would include: delinquent accounts, collection, charge-offs, judgements and repossessions. If a prospect has MORE than five negative accounts, the applicant(s) has the option to pay the required number of accounts so that only five negative accounts remain. Applicant must submit documentation that their accounts have been paid. Derogatory credit due to medical or student loans will not disqualify household for residency.
- b. If a prospect has filed bankruptcy or a foreclosure within the past 24 months/2 (two) years the applicant must pay the required security deposit PLUS and additional one (1) month’s rent to be held as security.
- c. Any prospect that has an eviction within the past 24 months/2 (two) years will not be eligible for residency. Any prospect that has an eviction that has been over 24 months/2 (two) years but within 36 months/3 (three) years may qualify for residency if the following conditions are met:
 - 1. Management must be able to verify the past two consecutive years of positive rental history.
 - 2. Applicant must pay the required security deposit PLUS an additional one (1) month’s rent to be held as security.
- d. Any prospect that has housing debt (money owed to another property) within the past 12 months/1 (one) year will not be eligible for residency. Any prospect that has housing debt (money owed to another property) that has been over 12 months/1 (one) year but within 24 months/2 (two) years may qualify for residency if the following conditions are met:
 - 1. Management must be able to verify the past two consecutive years of positive rental history.
 - 2. Applicant must pay the required security deposit PLUS an additional one (1) month’s rent to be held as security.

Application Fee: A Non-Refundable application fee is required per every adult eighteen (18) years of age and older. (For further information ask your leasing representative).

Criminal History: A state wide and Federal criminal check will be run on all adults. Any criminal convictions, nolo contendens, or pending cases involving (but not limited to) violence, fire arms, illegal drugs, theft or destruction of property, trespassing after warning, prostitution, or crimes involving a minor or other related charges will result in automatic denial of residency.

I understand and accept these guidelines for residency and have truthfully answered all question asked on this pre-qualifying guidelines sheet. Further, I understand that falsification of information will lead to denial of residency.

I further understand that the rental rates quoted at application time are provided by Davis Property Management, Inc. and may increase or decrease prior to move-in. I understand that I will be required to pay the rent effective at the time of move-in. In addition, after occupancy per lease agreement my rent may increase or decrease with a thirty (30) day written notice from management.

Applicant	Date
Applicant	Date

