

Thornton Properties, Ltd.
Chastaine Park Apartments
Stonehenge at Crestline

Fair Housing

Thornton Properties, LTD conducts business in accordance with all Fair Housing laws. We provide housing on an equal opportunity basis to all persons regardless of race, color, religion, sex, national origin, disability, or familial status. We also comply with all state and local fair housing laws.

Applications

Applications are available from all apartment managers or by mail. All adults occupying a rental property must be tenants on the lease; and all occupants of any age must be listed on the application. A non-refundable application fee, in sum of \$75.00, must accompany the application in order for the application to be processed. There are no exceptions. Income, credit history, and rental history will be investigated and verified. Denied applicants will be notified by mail, and be given the address of the credit agency supplying credit history. Thornton Properties is not allowed to discuss information obtained in the credit report with anyone, including you, the applicant. Rental property is not rented until an application has been approved, a lease executed and security deposit paid. No rental property is "held" until a security deposit is paid. Unless previously arranged, approved applicants are expected to take occupancy of vacant property within ten days of approval.

Occupancy

Unless otherwise limited by law or ordinance, the number of rental property adult occupants are limited to the number of bedrooms plus one.

Age

Must be of legal age to enter into a contract. This age is 19 unless married. Photo identification is required for age and identification purposes only.

Income

Thirty (30%) percent of gross monthly income must equal or exceed the monthly apartment rent. In order to be considered applicants must be continuously employed for 6 months immediately preceding application.

Cosigners and Guarantors

If you do not meet one or more of the above criteria, you may be able to qualify for an apartment if a third party will guarantee your lease. Guarantors are held to a higher underwriting standard than un-guaranteed tenants. Guarantors must have sufficient means to pay their own expenses as well as the prorata share of the rent they are guaranteeing. Unless there are extenuating circumstances, Guarantors are a mother and/or father, or legal guardian.

Underwriting

1. Must have established credit or prior rental history.
2. No Chapter 13 bankruptcies within 24 months of application unless discharged.
3. No tax liens, evictions, unpaid housing debt, or judgments unless paid, satisfied, or proof of satisfactory arrangements for the payment of same have been made.
4. Negative rental history, felony convictions, falsification of application or negative credit history, including collections, late payments or returned checks are grounds for denial.
5. Credit bureau scores in conjunction with all the foregoing will be used in evaluating applicants.

Security Deposit

Not to exceed the equivalent of one (1) months rent.

Pets

These are subject to existing pet policy at the particular property. If you desire a pet you should discuss pets prior to application, and submit a pet application with your apartment application.

Mitigating Circumstances

At times, mitigating circumstances might allow an applicant who does not meet income or credit criteria to be approved. In these cases a prepayment of the lease term or a portion, thereof might be required. Approval of these exceptions must be made by the Application Manager.

Questions

If you have any questions about these policies, information in this document, or the acceptance or rejection of your application, please contact the apartment manager at the site you submitted your application.

*265 Chastaine Circle
Birmingham, Alabama 35209
Local: (205)-942-1989
Fax: (205)-942-2479*