



## MILESTONE PROPERTYMANAGEMENT SECURITY DEPOSIT & PET DEPOSIT/FEE INFORMATION

A security deposit is required for all approved move-ins and must be paid on or before the move-in date. The amount assessed is based on credit score, as follows:

### **Rental History Review**

- ✓ At least 24 months positive rental history - \$550 security deposit
- ✓ At least 12 months positive rental history - \$750 security deposit
- ✓ No Rental History – Deposit equal to 1-month rent

### **Credit Score Review**

- ✓ Score of 650 and higher - \$550 security deposit
- ✓ Score of 550 to 649 - \$750 security deposit
- ✓ Score of 485 to 549 - \$1050 security deposit
- ✓ Score below 485 or lower (does not include no credit score) – Deposit equal to 1-month rent\*
- ✓ No credit history - \$750 security deposit \*

\*Denied applications based on credit score ratings require review.

**Property Debt** - Recorded property debt is an automatic denial of application

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## **ADDITIONAL DEPOSIT/PET RENT REQUIREMENTS**

### **PET POLICY**

***Note that while this is the general pet policy, acceptance of pets may be property specific. Please confirm the pet policy for respective property.***

- Cats and Dogs at 50 pounds or under\*
- Restricted Breeds are not allowed (including, but not limited to: Doberman Pinschers; Rotweillers; German Shepherds; Pit Bulls)\*
- Limit of two (2) animals per apartment

### **Pet Deposits (OREGON) \* Two pet max**

- Additional Deposit of \$350 for the first pet and \$150 for 2<sup>nd</sup> pet (\*1.) These amounts are added to the basic security deposits and are NOT to be identified as a fee, as Oregon Landlord Tenant Law prohibits assessment of pet fees; 2.) this is not itemized on the rental agreement but included in the regular deposit)
- Pet Rent \$25/month, per pet
- No Pet Fee

### **Pet Fee (WASHINGTON) \* Two pet max**

- Fee for 1<sup>st</sup> pet is \$350 and \$150 additional for 2<sup>nd</sup> pet (non-refundable)
- Pet Fee of \$350
- Pet Deposit of \$350
- Pet Rent \$25/month, per pet

### **DEPOSIT TO SECURE OCCUPANCY & APARTMENT "HOLD" TIMES**

- Upon approval of rental application screening, the prospective resident will be required to pay \$300 AND complete and sign the Agreement to Execute Rental Agreement within 24 hours of their approval in order to secure the apartment for them. This \$300 will hold the apartment for up to 14 days and will be applied toward the total move-in costs.
- This signed Agreement to Execute Rental Agreement and payment of the \$300 will assure that the property will be able to retain the \$300 as liquidated damages in the event the prospective tenant fails to take possession of the premises/move-in.