



FAQs

How much of an apartment can I afford?

The rule of thumb is that one week's gross pay should cover your monthly rent. If there are two or more tenants, the combined income is calculated. Verification of your income is required. If you are a student on loans and can provide documentation of them, the net loan amount, (Gross amount – tuition) is considered income. If your source of income is SSI or DPA, a trust fund, or any other form of unearned income, be assured that it is the amount, not the source of your income that will matter

Do I need good credit?

In a word, yes. If you find an apartment that you like, we will run your credit as part of your application process.

Can I use a co-signer?

Yes, in almost all cases. In fact, co-signers are the norm for students, and for those relocating to the region who may not yet be employed. A co-signer can help if your income is a little lower than you need, if you have not yet established credit, or if you have some minor problems on your credit history. The only time a co-signer will not suffice is if you show an eviction, or have serious credit problems.

Who can co-sign for me?

Co-signers must have a permanent US residency, a very good credit history, and an income high enough to pay all of their own expenses as well as your rent, if you fail to make payment. If your proposed co-signer has bad credit or a low income, they will not be approved. Parents are the most obvious choice, but not required. Co-signers do not have to live in Pennsylvania.

My cosigner lives out of town. Do they have to come in to sign the application?

No. They can apply online just like you. No need to come into the office.

Can I sign the lease for my cosigner?

No.



Can the lease just be in my cosigner's name?

No, not really. All parties living in the premises must be on the lease.

When should I start looking for an apartment?

Generally all of our units are on 60 day notice, so anywhere from 75 to 45 days prior to your move in date is best. If you look too early, we won't have anything available yet. If you wait too long, many of the best apartments will be taken.

Do you charge a fee?

There is an application fee of \$50.00 per tenant and co-signer. This offsets the cost of checking credit history, background, and landlord reference. The fee is not refundable.

What about pets?

Even though we all like dogs we do not allow them in most apartments. You can have up to two cats with an additional fee. Please check with the leasing agent in regards to the unit specific pet policy.

What's the neighborhood like? Is it safe?

Since 1993 it has been illegal for a licensed real estate agent in Pennsylvania to answer this question. While we would all like to help, it does protect you from unscrupulous agents who may try to mislead you. This was the reason for the law. In order to determine whether or not you want to live in a specific area, we suggest that you spend some time on the block you are considering. The best time to do this is when people are coming home from work. Philadelphia is a city of neighborhoods. Different neighborhoods, even different blocks in a neighborhood have different pros and cons. Be sure to ask several people so that you get a fair sampling, and be sure to ask the people who live where you are considering, not those who live even 3 or 4 blocks away.



If I find an apartment, can I come back to see it again with my roommate or parents?

As much as we would like to accommodate everyone, during the rental season, we receive up to 200-250 inquiries per day. With this volume, unfortunately, it means we must limit appointments. This is why all parties who need to see the apartment be present at the initial appointment. We may be able to accommodate a second showing, but it is not guaranteed. Please check with the agent who showed you the unit.

If I find an apartment that I like, what do I have to do to hold it?

In a nutshell, you must pay a full month rental deposit, fill out an application form and pay an application fee online for each tenant and each cosigner. Once all of this is done and you are the first to do so, we begin the application process and will approve you if you qualify.

Is the rental deposit refundable?

The deposit is refundable only if your application is declined. The deposit is not refundable if, after receiving approval, you either change your mind or fail to complete the application terms on schedule. Please do not place a deposit on an apartment unless you are sure that you want it and can complete the process.

What is the total I have to pay before I move in?

The total payments will amount to three full months rent (first, last and security). Once approved, the rental deposit will be applied as rent, and will be your first payment. The next payments, last month's rent, your security deposit, (a full month rent) and any pet fee or prorate are due either the starting date of your lease, or the day you move in, whichever comes first.

Are there any other charges?

If you have a pet, the pet fee must be paid before moving in. If your apartment has an alarm, you must pay a \$50.00 registration fee to the city before moving in. This check will be made payable directly to The City of Philadelphia. We will supply you with the forms, and forward your payment for you.



I'm ready to start looking. What do I do first?

Great! If you're ready to start looking for an apartment contact us today by calling 215-545-7007 or filling out the form below.