



## **Welcome to Scott's Edge!**

3408 West Moore Street  
Richmond, Virginia 23238

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**Welcome to Scott's Edge, where everything is included in your rent** – water, electricity, cable, high-speed internet, Wi-Fi access in community areas, 24/7 fitness center, 24/7 gaming lounge, and courtyard with sky lounge, waterfall pool, outdoor TV, sundeck, and grilling station!

Our luxury one-bedroom and two-bedroom apartment homes include:

- Gourmet Chef's Kitchen with granite countertops and stainless steel appliances
- Vaulted Ceilings
- Exposed Brick
- Large Windows
- Ample Closet Space
- Washer/Dryer
- Stained Concrete, Ceramic Tile, and Hardwood Floors

Select apartments include skylights, private exterior entrances, and a patio or balcony.

### **Pet Policy**

- Two pets per apartment are allowed
- Breed and weight restrictions may apply
- \$300 nonrefundable fee for first pet
- \$150 nonrefundable fee for the second pet
- No monthly pet rent!

### **Amenities**

- Sparkling blue pool with sky lounge, waterfall, outdoor bar and TV, and grilling station
- 24/7 fitness center (must be 18 or older)
- Gaming Lounge with TV, Wi-Fi, billiards, and games

### **Location**

Scott's Edge has an unbeatable location in the heart of the historic Scott's Addition which provides easy access to downtown Richmond, Carytown, and Shockoe Bottom. We specialize in providing luxury apartment homes for people working in the downtown area.

### **Frequently Asked Questions**

**How do I apply?** It is easy to apply. In addition to a **\$150 holding fee**, all you need for each adult member of the household is:

1. A completed Thalhimer application
2. \$40 (application fee) payable check or money order to Scott's Edge
3. Two most recent paycheck stubs
4. Photo ID

### **We accept anyone who qualifies! How do I qualify?**

Our minimum income qualification is three times the rent.

### **What is my security deposit?**

Your security deposit is determined on a case-by-case basis by a third party and is based on your credit score. The refundable security deposit starts at \$300.

### **What leasing terms are available?**

12-month



RENTAL APPLICATION FOR SCOTT'S EDGE
(All Questions Must Be Answered)

Name: \_\_\_\_\_
First Middle Last

SSN: \_\_\_\_/\_\_\_\_/\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Email Address: \_\_\_\_\_

Current Address: \_\_\_\_\_
Street City/State Zip

Current Landlord: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Rental Amount: \$ \_\_\_\_\_

Are you a leaseholder? Yes ( ) No ( ) Dates of Occupancy: \_\_\_\_\_

\*If less than 2 years at current address

Previous Address: \_\_\_\_\_
Street City/State Zip

Previous Landlord: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Rental Amount: \$ \_\_\_\_\_

Were you a leaseholder? Yes ( ) No ( ) Dates of Occupancy: \_\_\_\_\_

First Employer: \_\_\_\_\_
Employer Name Street City/State Zip

Position: \_\_\_\_\_ Hire Date: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Work Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Monthly Income: \$ \_\_\_\_\_

Second Employer: \_\_\_\_\_
Employer Name Street City/State Zip

Position: \_\_\_\_\_ Hire Date: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Work Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Monthly Income: \$ \_\_\_\_\_

\*If at current place of employment for less than six months

\*Previous Employer: \_\_\_\_\_
Employer Name Street City/State Zip

Position: \_\_\_\_\_ Hire Date: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Work Phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Monthly Income: \$ \_\_\_\_\_

Are you currently in the military? \_\_\_\_\_

Other Income/Source: \_\_\_\_\_ \*Trust, Annuities, Soc. Sec., etc.

Automobile:

Make/Model Year Color State Tag No.

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Miscellaneous:

Been evicted or asked to move out? \_\_\_\_\_

Broken a rental agreement or lease contract? \_\_\_\_\_

Been or are currently delinquent to a previous landlord? \_\_\_\_\_

Declared bankruptcy? \_\_\_\_\_ If so, when \_\_\_\_\_

Have you been convicted of any drug offense or crimes against persons or property? \_\_\_\_\_

If yes, please explain \_\_\_\_\_



**RENTAL APPLICATION FOR SCOTT'S EDGE**  
(All Questions Must Be Answered)

How did you hear about our community? \_\_\_\_\_

**EMERGENCY CONTACT:**

\*Nearest relative not currently living with you

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

**OCCUPANT DATA: All occupants over the age of 18 must complete own application**

Occupants Name: \_\_\_\_\_ DOB: \_\_\_\_\_

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**PET INFORMATION: (Limit 2 pets per apartment)**

**NO PETS AT THIS TIME ( )**

Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_ Name: \_\_\_\_\_ Age: \_\_\_\_\_

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I certify that the facts set forth in this RENTAL APPLICATION are true and complete to the best of my knowledge and belief. I understand that making a known false statement on this application is grounds for denial, termination of lease and/or eviction. I consent that the information provided above may be verified, and I further authorize the owner to make any investigation of my residential history, employment history, criminal history and credit/financial references. All such information herein will be kept confidential.

With this application, I am paying a non-refundable application fee of \$40.00. I am also paying an application deposit of \$150.00. I understand that when I submit this application, the landlord may remove the apartment from its list of available rental units. If landlord denies my application, then my application deposit will be refunded. If I fail to rent the unit after my application has been approved, I understand that the landlord may retain that portion of the application deposit equal to its damages and expenses.

When my lease begins, the application deposit shall become part of the security deposit, with the remainder due at lease signing. Further, at the time the lease begins, this application and the representations I have made herein will become part of the lease.

**APPLICANT'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

It is our policy to rent to qualified persons regardless of race, color, religion, sex, national origin, handicap, familial status, or elderliness (VA only) in compliance with all federal, state, and local laws.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Received By: \_\_\_\_\_ Received Date: \_\_\_\_\_

Resident  Guarantor Application Number: \_\_\_\_\_ Reserved: \_\_\_\_\_

Move in date: \_\_\_\_\_ Market Rent \_\_\_\_\_ Concession \_\_\_\_\_ Term \_\_\_\_\_

**Morton G. Thalhimer**  
**RENTAL APPLICATION**  
**APPROVAL CRITERIA**

**Equal Housing:** This community does not discriminate on the basis of race, color, age, sex, religion, handicap, elderliness, familial status, sexual orientation or national origin.

**Identification:** All applicants must present a current photo ID issued by a state or government authority (i.e. State Issued Driver's License, State Issued Photo Identification Card, current Passport, current United States Military ID card, or VISA issued by US Immigration and Naturalization Services).

**Occupancy:** A maximum of two persons per bedroom, per apartment home. (Example: 1/1 = 2 persons; 2/2 = 4 persons; 3/2 = 6 persons; 4/2 = 8 persons).

**Application for Residency:** An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

**Qualifying Standards**

**Rental History:** Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

**Credit History:** An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies.

**Income:** Applicants must have a verifiable income source. Acceptable income verification required may include (a.) Income statements (i.e. pay stubs) must be consecutive and current a 6 week period prior to the application or a bank statement showing recurring pay deposits for 12 months. (b.) Proof of income verified by employer on company letter head. This will be called on and verbally verified by the on site staff. (c.) Job opportunity letter on company letterhead. This will be called on and verbally verified by the on-site staff. (d.) In the event of self employment, applicant(s) must provide proof of income via the prior two year's tax return or an accountant's certification of income.

If applicant(s) has no current employment, one or more of the following conditions must be met: (a.) Applicant(s) must provide bank statement reflecting balance equivalent to rental obligation for entire lease term (b.) Proof of Trust Income, or (c.) Proof of Social Security, Retirement, Unemployment or Disability Income.

**Lease Guarantors:** A Lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental application(s). Lease guarantors may be accepted for students only, for income verification purposes only and must reside in the USA. Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation

**Non US or US Citizens without a SSN or ITIN:** Applicant must provide a valid Passport and must include **at least one (1)** appropriate U.S. Citizenship and Immigration Services (USCIS) document, as specified below. U.S. Citizenship and Immigration Services (USCIS) documents (must be a valid unexpired document) as follows:

Certificate of Naturalization, Certificate of Citizenship, I-551 Stamp contained in valid foreign passport, I-94 card contained in valid foreign passport, Alien Registration Receipt card (Resident Alien Card), Temporary Resident card, Employment Authorization card, Refugee Travel document, Foreign students with an F1 Visa status must show USCIS document I-20 and verification of current enrollment in a US school.

Applicant must pay one (1) month additional deposit equivalent to one (1) month "market" rent. If applicant is referred by a government agency they will only have to pay the standard deposit. Property must also obtain proof of income.

**Criminal Background Check:** A criminal background check will be run on all conditionally approved applicants. An applicant may be denied in the event the applicant(s) have ever been convicted of a crime against a person, another person's property or against society. Thalhimer utilizes an individualized assessment process. Should you have a criminal record and have additional information that may be used in determining your eligibility, please present it at the time of application. An automatic denial will occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

**Notification:** Applicants will be informed of the status of their application by telephone, email or letter within five (5) business days (Mon – Fri) from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information on how to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Management Representative Signature

Date: \_\_\_\_\_

Rev. Date: 7-26-2016

