



# UTILITY AGREEMENT

As required in our lease, you are responsible for all utilities not included in the rent. In order to comply with the terms of the lease the following instructions and conditions apply:

You are responsible for all applicable utilities as of the beginning date of your lease. This requirement applies regardless of the seasons. This requirement applies regardless of the date you actually move in to your apartment.

Failure to have all the utilities turned on in your name and to keep them turned on as long as the lease is in effect constitutes a breach of the lease.

You must contact the utility companies in advance, pay any required deposits, and have the utility services put in your name as of the beginning date of your lease.

If you fail to have the utilities placed in your name as required above, we will be unable to give you possession of your apartment.

**I have read, understand and agree to the conditions stated herein:**

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

Revised 11-5-08



# **Biscayne and Briar Creek Apartments**

## **PET POLICY**

**Sorry, no pets are allowed.**



## ROOMMATE INFORMATION

### Roommates-Co-Applicants

In qualifying and processing roommates as co-applicants we get individual scores and a combined lease score. When we use the combined lease score applicants understand that one roommate may be considerably less qualified as an individual under our scoring system. However, processing roommates as co-applicants and using the combined lease score can sometimes give roommates an increased chance of being approved.

We prefer that both roommates be named as Lessees on the lease.

If the combined lease score is Conditionally Approved and one of the applicants has an Approved score individually and the other applicant is Conditionally Approved we can process the combined application as Approved.

**If one applicant is Approved and the other is Denied the Approved applicant can be put on the lease as the Lessee and the other applicant can be named as an Authorized Occupant. THE ONE LESSEE WOULD BE TOTALLY RESPONSIBLE FOR THE FULL PERFORMANCE OF THE LEASE.**

**(An Authorized Occupant Form would have to be signed by all parties under this condition.)**

**If a roommate needs a co-signer the roommates cannot be processed as co-applicants. The applicant and the co-signer must be processed together. Only a parent or legal guardian can co-sign for an applicant. Adult children can co-sign for their parents. The combined score must be in the Approved category to qualify. Individual scores will not be considered. Each must pay an application fee and a security deposit. If a co-signer is involved the co-signer must sign this form directly under the applicant's signature.**

**If the roommate is Conditionally Approved he can be named as a Lessee with the Approved roommate/co-signer Lessees. If he is Denied he can be an authorized occupant if all parties agree and sign The Authorized Occupant Agreement.**

**All named Lessees on the lease are held jointly and individually responsible for the full performance of the lease and for the payment of any damages and other charges. Each Lessee who will occupy the premises must be a named insured on the required renters insurance policy.**

We have read and understand the above information.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Marsh Properties

\_\_\_\_\_  
Date

**December 22, 2008**