

FREQUENTLY ASKED QUESTIONS

STATION NINE
LUXURY APARTMENT LIVING

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1) Does each person need to pay the app fee?

Yes, all those over the age of 21 who are occupying the apartment and/or signing the lease must pay the non-refundable \$175.00 application fee.

2) Is parking included? How many spots does each apartment receive? Is it one per household or per person?

Each lease signer receives one garage remote and one key fob. This allows access into the parking garage. Station Nine does not offer assigned parking spots, as the spaces are based off of a first come, first serve basis.

3) What is included in the rental rate?

Your base rent covers parking, all amenities, any premiums (such as location or floor preference), washer/dryer in the unit. Your utilities such as water/sewer, trash, electric and TV/Internet will be billed separately.

4) How can I pay Rent?

We've made paying rent easy and convenient. We have several payment options to suit your needs. You can make payments online through our Resident Portal or in person in our Leasing Office.

5) What is a Resident Portal?

All of our Residents and their guarantors have access to our online resident portal. That is where you can pay rent, submit maintenance requests, set up automatic payments, and more.

6) Can I opt out of the Valet Living program?

The Valet Living program is a service provided for all leaseholders. You cannot opt out of the program but feel free to ask the leasing office how it can benefit you and your neighbors.

7) Does each person need to be covered for Renter's Insurance?

Yes, all lease holders must have \$100,000 personal liability.

8) Are the apartments furnished?

We currently do not offer a furnished package; however, we do recommend a furniture rental company called CORT furniture. Contact the Leasing Office for more details.



9) What type of Security is offered?

We take the well-being of our residents very seriously and although all communities are at risk, we do take proactive measures to increase the security of our buildings, such as (may vary property to property): 24-hour on-call emergency, security officers, security cameras, individual keyed suites, electronic apartment access, emergency maintenance and more.

10) What is a Guarantor?

The word "Guarantor" is a term which refers to the person who will guaranty the obligations of the Resident including, but not limited to financial responsibilities.

A Guarantor must meet the following criteria:

- Rent/Earnings Ratio
- Guarantors must: Make 4 times the monthly rent to be approved -or- Have a sum of income/ funds by paycheck stubs or bank statements.
- Non-Criminal Financial Screening
- Guarantors will be screened using a third-party screening company to evaluate Guarantor's credit check-writing history and rental history. Recommendations from the third-party company will be returned as one of the following: Full Pass (Standard deposits apply, if applicable), Pass with Conditions (Non-criminal factors do not meet community standards; the application is rejected), or Deny (Non-criminal factors do not meet community standards; the application is rejected. Applications which yield a Pass with Conditions or Deny recommendation from the screening company are welcome to apply with a different guarantor.)

11) How does the waitlist work?

We only know what our availability is approximately 60-days out from the current date because of our 60-day notice-to-vacate policy. Due to this process, we work off a waitlist program for the months May through September, which allows you to be placed in line for an apartment in the order in which we receive the applications for your desired move-in month. The waitlist is separated and split into multiple waitlists based on variables such as desired move-in month and apartment size preferences. Please email leasing@stationnine.com for further waitlist instructions.

12) Can I cancel my lease at any time?

Station Nine does not have a buyout or lease termination agreement. Once a lease contract is signed and executed, you will be responsible for the full length of the lease term unless you find a replacement to take over the remaining length of the lease agreement (i.e. Lease Transfer).

13) Do you allow pets? If so, are there any restrictions?

Yes, we are a pet friendly apartment! We allow cats and dogs only. There are breed restrictions and age restrictions (must be at least 6 months or older) for the property. All other restrictions, fees and rules apply. Please contact the leasing office for more information regarding policies and procedures.