

Robins Nest Apts.  
3409 Jaydens Nest Way  
Powell, TN 37849  
Ph. 865-938-9909  
Fax 865-947-9909

LEASE APPLICATION  
CRITERIA FOR ALL APPLICANTS  
Amended: September 1st, 2019

- 1) Applicant(s) must be of legal age (18) eighteen and have no felony convictions.
- 2) Applicant(s) must meet posted income requirements. This must be verifiable.  
2BR-1BA / Rent \$775 per mo. / INCOME REQUIRED PER WEEK = \$530.00  
2BR-2BA / Rent \$795 per mo. / INCOME REQUIRED PER WEEK = \$545.00  
1BR-1BA / Rent \$700 per mo. / INCOME REQUIRED PER WEEK = \$475.00  
Each Applicant(s) must meet income guidelines individually unless married.  
Applicant(s) Must have good credit with a credit score of at least 675 to qualify for a \$250.00 Security Deposit .If credit score is less than 675 then additional deposit will be required. This amount could equal one (1) months rent.
- 3) Employment must be at least six (6) months with the same employer or have other verifiable previous employment of at least six (6) months.
- 4) Applicant must have lived at his/her present address for a minimum of at least six (6) months and have no evictions against him/her.  
This will be verified.
- 5) Applicant understands that several forms of verification will be used to determine their eligibility to live on this property.
- 6) Number of occupants: Four (4) Adults in a two (2) Bedroom Apartment
- 7) Pets: We allow medium size cats and dogs for an additional \$25.00 non- refunded monthly fee.( NO Pitbull,German Shepherds,Dobermans,or Rottweilers allowed.)
- 8) First months rent payment must be paid in cash, cashiers check or money order or Credit card.
- 9) Applicant understands that in addition to the above listed rent there is a monthly FLAT RATE FEE of \$ 50.00 for water.

I HAVE READ AND FULLY UNDERSTAND THE CRITERIA FOR WHICH MY APPLICATION WILL BE APPROVED OR REJECTED. \_\_\_\_\_ INITIAL.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

DATE \_\_\_ / \_\_\_ / \_\_\_

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Agent