

Apply Online Today!!

Visit us at <http://www.arivaliving.com> to apply for our brand new apartments!

How to apply to our beautiful apartments:

- Log on to www.arivaliving.com and click the apply now button
- Select the unit from the available units. They are listed as one, two, or three bedroom units
- When selecting a unit the first number of the apartment number corresponds to the floor level the apartment is located on with the exception of The Carriage House (all Carriage House units are on the 2nd floor above a set of garages even though their apartment number starts with a 1)
- The system will then ask you to select a move in date (units are only available for 30 days from the first day of availability)
- You must now read through the application criteria, once you have read the criteria you must check the box agreeing to the terms and click next
- Now you will fill out your personal information and follow the screen prompts that will guide you through the rest of the application process including your electronic signature and payment.
- Be sure to add all co-applicants, spouses, and occupants before finishing the application.
- The final co-applicant to fill out their portion of the application will be asked a series of questions such as:
 - ✓ What early termination option do you want for the lease agreement (see next bullet point)?
 - ✓ What is your desired lease term? If you have any of the following: (aquarium, waterbed, boat, motorhome, motorcycle, other.)
 - ✓ Would you like to rent a garage?
 - ✓ Do you require a building that allows smoking in and around the unit?
 - ✓ How many pets do you have?
 - ✓ All applicants vehicle information will also need to be filled out, and any other information you would like to include with your application.
- The final co-applicant to apply will be answering all the above questions for everybody who will be on the lease.
- Early Termination Addendum Options – (filled out by last applicant to complete application) you will have 2 options: With either option you must give a 60 day notice to vacate to avoid paying a nonsufficient notice to vacate fee. Option number 1 is a termination fee. This fee is determined based on your monthly rent (the fee is equal to 2x the monthly rent) This fee is not “rent” and cannot be used as such. Option number 2 is the re-let option. With option number 2 you

- will be responsible to pay rent on time each month even after you vacate until the new person moves into your apartment or your lease period expires.
- Once you complete the above questions and submit the application it will now require that the last applicant to complete the application pay all the fees. (\$75 per applicant, \$150 administration fee, and a holding deposit between the range of \$299 and \$1200 based on the credit and background of the information provided. **Once all fees and holding deposit are paid then and only then will the apartment you are applying for be on hold.**
 - At this time your application is partially complete. Please make sure to submit your proof of income to **leasing@arivaliving.com**
 - Please also make sure you have informed your current community of your intentions to vacate. Failure to do so will likely result in delayed approval times which could then cause your desired apartment to go back on the market for somebody else to rent.
 - Once we have all the information and your approval is complete we will send you a lease agreement to be signed within 5 days, any remaining holding deposits not paid will also be due at this time if required.

Important notes:

- If you are applying with a spouse you must check the box that says spouse directly under where you entered your name, then a new box will pop up for your spouse to enter their information.
- If you have a roommate or co-applicant that will be living with you over the age of 18 they must also apply. Click the add co-applicant button to the right and it will prompt you for the co-applicants info. If the co-applicant is not presently with you at the time of application you must invite them via email.
- Once you invite a co-applicant they will be sent an email with a link to complete their portion of the application. If they are the last person to complete their portion of the application they will be taken to a screen to pay all applicable fees after answering a few questions outlined in the instructions above.
- If you are a smoker and require an apartment in a building that allows smoking you must be sure to choose the right apartment. You will not be permitted to move into a nonsmoking building if you smoke.
- Submitting an application will not guarantee a unit will be held until everyone has finished and paid all fees and holding deposit.
- Holding deposits are based on credit, rental history and income. The standard holding deposit is the minimum and deposit may increase with any sort of unfavorable condition. See rental criteria for more information on this.
- Holding deposits will be used to pay the required security deposit listed on your lease after you move in but not before. Security Deposits are refundable after you vacate.
- We will receive an email showing that you applied and we will contact you to confirm the apartment home that you are applying for.

Additional Fees

Application fee is **\$75** per person over the age of 18.

All occupants over the age of 18 must apply and sign the lease.

- **\$150 admin fee per unit will be due at time of application along with a holding deposit based on your credit. Additional holding deposit may be due when signing the lease based on credit and verification of applicant info.**
- Water and sewer is due to the community with rent and will be individually metered per unit along with common area charges.
- Water / sewer bill will come by mail once a month.
- Valet Trash fee and parking fee combined will be \$30 monthly. This will be added to your water bill.
- Residents will be responsible for cable, internet, electricity, and phone.
- If pre-approved, you will be required to pay the holding deposit or your application will be cancelled and the unit will go back on the market.

Applicable Pet Fees

Residents may have up to **2 approved** pets including:

- **Cat-** \$300 Non-Refundable fee Per Cat (maximum of 30 pounds)
- **Dog-** \$335 Non-Refundable fee Per Dog (maximum of 40 pounds, with breed restrictions).

Pets must be weighed in office before approval (we have the right to refuse any pet that does not meet our criteria). ****Dog(s) will need to be swabbed prior to your move in date for our Doggy DNA Program****

Optional Parking Fees

- Residents may rent a detached garage for \$75 per month.
- Residents with recreational vehicles and/or boats may purchase additional parking space for \$65 per month.