



Qualifying for an Apartment with Three Oaks Properties...

To qualify for an apartment with Three Oaks Properties, you must have the following:

- Good Credit
- Net Monthly Income equal to 2 1/2 times the rent or higher
- Good Rental History



Photos by John Cramer

What if I don't Qualify?

If you don't qualify for an apartment on your own, then you may choose our "Lease Guarantee" option, in which case a qualified relative would act as your "Lease Guarantor" and would be responsible for all terms of your lease, including payment of rent.

A "Lease Guarantor" must:

- Be a relative who is 25 years or older
- Have good credit

Application & Holding Deposit

There is a \$50 application fee (per person/non-refundable) which is due with the rental application. There is also a \$300 holding deposit per person. This may be put down anytime after the showing to hold a specific unit for you. Once you have signed the lease, the holding deposit is applied to your security deposit.

Pet Policy

We welcome pets with the following requirements:

- Management approval
- \$150 Initial Pet Fee & \$250 Pet Deposit (due at lease signing)
- Monthly Pet Fee: \$35/Pet (2-pet maximum)
- Proof of current vaccination & vet records
- Provide current photo(s)



Painting Policy

You may choose to paint your apartment with the following requirements:

- Paint colors must be approved by management
- Apartment must be properly prepared before painting begins
- All residents (on the lease) must sign the Three Oaks "Paint Agreement"
- Walls must be returned to their original condition prior to move-out

Three Oaks Properties provides quality housing, affordable pricing and exceptional service to the Ypsilanti community with its central focus on **EMU Campus**. We offer studios, 1, 2 and 3 bedroom apartments, all within walking distance to **EMU and Depot Town**. Our office is conveniently located at our 509 W. Forest property, and we offer fast, dependable maintenance service 24/7. If you're looking for a small, family-like atmosphere and a friendly management staff, we are just the place for you!



Quality Living. Affordable Prices. Dependable Service.

509 W. Forest Ave., Ypsilanti, MI 48197 / Phone: 734.484.1600 / Fax: 734.484.1601 / Website: www.ThreeOaksProperties.com
Mailing Address: P.O. Box 981244, Ypsilanti, MI 48198 / Email: ThreeOaksProperties@gmail.com