STL CASA Expectations For Prospective Tenants

• **Rent-to-Income Ratio**: The combined gross income of all people who will sign the lease should be at least two and one-half times the rent. For example, tenants of a property with a $1,000 per month rent should have a combined gross income of at least $2,500 per month.

•**Occupancy**: Occupancy is governed using the two-plus-one rule: two people per bedroom plus one additional person. Therefore, a three bedroom home would have a maximum occupancy of seven people.

•**Security Deposit**: The security deposit will always be at least one month’s rent, and on some of our higher end properties it will be set at a higher amount to cover any potential damages.

•**Holding a Rental**: A completed and approved application, full security deposit, first month’s rent, and a signed lease are required in order to “hold” a property off the open market.

•**Pets**: If the landlord allows pets, tenant must pay an increased security deposit of $250 per approved pet.

•**Prorated Rents**: If you move in before the fifteenth of the month, the rent will be pro-rated. If you move in after the fifteenth of the month, we ask for one month's rent and then the second month's rent will be pro-rated.