

Applicant FAQs

We are so pleased that you have considered a Statewide Enterprises, Inc. property for your next home! To help you get started in the process, please review the below frequently-asked questions and answers – we look forward to welcoming you to one of our communities in the near future.

How much does it cost to apply? Who has to apply? How do I link my application with my co-applicant's/cosigner's?

The application fee is \$50.00 per applicant. That fee is non-refundable, regardless of the outcome of your application. All of those individuals who are 18 years of age or older and plan to reside in the unit must submit their own application, without exception. Cosigners submit the same application as potential residents, however they will select the, “I am applying as a co-signer/guarantor for another applicant. (I will not be living on the property)” option on the first page of the application. Applications for multiple people can be linked manually by the property manager – be sure to communicate the names of all individuals submitting an application with you so that they can be linked and reviewed together.

I understand that a credit check is a part of the application process. Will your running my credit affect my score? Can I provide you my own credit report instead?

The credit report that we use is a “soft inquiry” into your score – meaning that it will NOT affect your score. We use the VantageScore® 3.0.

How long does the application process take?

The length of time it takes to review the application varies, depending on whether or not the application was submitted complete – meaning all of the supporting documentation was included in the initial submission. We strive to provide an answer to you within 2 business days (or less), assuming all of the required documentation is on-hand. In order to expedite the process, have your photo identification and proof of income ready to attach to your application submission. Reach out to rental references in advance and ask for their assistance in providing a speedy response to our property manager’s inquiry for rental verification.

How much does it cost to rent a refrigerator from the company? When can I expect to have the refrigerator delivered upon move-in? What if I change my mind part-way through my lease and no longer wish to rent a refrigerator? What if I change my mind after move-in and wish to rent a refrigerator?

The fridge rental prices are as follows: 10 cu ft: \$30 per month , 16 cu ft: \$40 month per month. Refrigerators are only ordered upon confirmation of the fully-executed lease and payment of all move in funds. Therefore the refrigerator may be delivered following one’s actual move-in date. Typically, the turnaround time is approximately one week. In order to

expedite delivery, sign your lease and pay all your move in funds in advance of your move-in date so that the order can be placed. Refrigerators can only be added at the start of a lease. They cannot be removed or added once your tenancy has started.

Can I review a sample lease prior to confirming that I wish to move forward with the unit?

Prospective applicants who wish to review a sample lease agreement may request one by contacting customerservice@statewideenterprises.com. Our team will be happy to provide a copy for your review.

Is subleasing allowed?

We do not allow subleasing in any of our buildings.

Do you offer short-term leases?

Our standard lease agreement is a 12-month lease. We can offer 6-month leases with an additional monthly surcharge to the rent (\$100 extra per month for rents below \$1500 and \$200 extra per month for rents \$1500 and higher).

I am applying at one of your dog-friendly buildings – how do I know if my dog is on your company’s list of “restricted breeds”?

Our current list of restricted breeds* is as follows: Belgian Malinois, Akita, Alaskan Malamutes, American Staffordshire Terriers, Boxers, Chow Chows, Dalmatians, Doberman Pinschers, German Shepherds, Great Danes, Pit Bulls, Presa Canario, Rottweilers, St. Bernards, and Wolf Hybrids.

**Please note that, in addition to the aforelisted breeds, our policy prohibits dogs with a "mix" of any such breeds. Dogs with ambiguous or "mixed" breeds will require a note from a veterinarian confirming that the dog in question is not mixed with any restricted breeds.*

I have a service or comfort dog. What is the process for approval?

In order to approve the accommodation for a dog as an ESA or service animal, the company requires a letter from a medical provider stating that the applicant has a disability and that the dog is a required accommodation of said disability. The same documentation listed above is required for any other disability accommodation that is needed by an applicant.

Please note that, in most cases, we would not consider a generic ESA certificate as sufficient documentation to provide this accommodation.

Additionally, for ESA requests, the following requirements must be met:

1. The health professional providing certification of disability and stating the need for the particular accommodation for an ESA must hold a legitimate, active license. The letter provided by the medical professional must include their license number, the effective date, their jurisdiction, and the type of professional license that they hold.
2. The health professional must be licensed to provide professional services within the scope of the license in the jurisdiction in which the documentation is provided.
3. The health professional must establish a professional relationship with the client at least 30-days prior to providing the ESA letter.
4. The health professional must conduct a clinical evaluation of the client to assess their need for an emotional support animal.
5. The health professional must provide a verbal or written notice to the individual stating that an emotional support animal does not qualify as a service animal, and that misrepresenting the support animal as a service animal is against the law.

I am considering electing for rental insurance coverage through Statewide Enterprises – will my personal belongings be covered under that plan?

No. The liability insurance that is offered through our company strictly satisfies the liability coverage required in the lease agreement. This would protect the building in the case of damage resulting from negligent acts of the tenant (i.e. fires, flooding, leaks, etc.).

Is there a renter's insurance plan available that would both satisfy the liability requirement and cover my personal belongings?

Yes. FolioGuard Renters Insurance by AIS is available to our residents, although the price varies on a number of factors. Speak to the Property Manager for more information on that option. Tenants can purchase FolioGuard through their Online Portal.

Why is my non-refundable holding deposit higher than \$300?

For move-in dates occurring within two weeks of the application date, the standard non-refundable holding deposit amount is \$300. However, for move-in dates that are further than two weeks out for any reason (e.g. because the unit is not yet vacant, the unit is vacant but not yet ready, etc.), the non-refundable holding deposit shall be increased to the full security deposit amount.

Does Statewide Enterprises accept Section 8 applicants?

Yes, Statewide Enterprises does accept Section 8 applicants. We recommend attaching your voucher documentation to your application when submitting, if possible.

For additional information about our Section 8 application policy, click [here](#).