

Office Hours
By appointment

Welcome to Woodhaven's Newest Luxury Rental Community

734-664-0251, www.woodhavenreserve.com, email: info@woodhavenreserve.com

Two Bedroom Ranch Style Floor Plans:

MAPLE -1,200 SF- 1 Car Attached Garage, with patio
Interior \$ 1,715 (slab foundation)

WILLOW – 1,200 SF– 1 Car Attached Garage, with patio
• Interior \$ 1,815 (slab foundation)

SECURITY DEPOSIT

- Security Deposit Starts at One Month's Rent

NON-REFUNDABLE APPLICATION FEE

- \$60 per adult

UTILITIES

- Trash removal and recycling are included in the rent
- Residents are responsible for water through The City of Woodhaven
- Gas and electricity through DTE
- Cable and internet services are available through Xfinity Comcast

PET POLICY

We welcome two dogs per townhome with a 25# weight limit each and no aggressive breeds. Sorry **NO** Cats!

- \$400 Non-Refundable Pet Privilege Fee
- \$40 Monthly fee per pet

LEASE TERMS

- 12-month leases

INSURANCE REQUIREMENTS

Residents are required to carry a minimum of \$50,000 Personal Liability Insurance Coverage and Personal Property Insurance Coverage for your personal possessions. You may select a provider of choice.

APPLICATION PROCESS:

The following fees and documents are required for each applicant.

- Completed and signed application per adult 18 years of age and older
- Signed Reservation Agreement
- Copy of Driver's License
- Proof of income (2 most recent paycheck stubs, letter of offering, pension, etc.)
- Recent color photo of pet(s)
- Most recent vaccination and veterinary records for each pet with current weight, breed, age and name indicated.
- \$60 Application Fee per applicant
- \$250 Initial Holding Fee

PAYMENTS:

- Please make payments payable to The Reserve of Canton.
- Monthly rent payments are made through Automatic (ACH) Debits.

Edited 5/28/2024

FUTURE RESERVATION AGREEMENT

22201 Red Oak Drive
Woodhaven, Mi 48183
Phone 734-664-0251

info@woodhavenreserve.com

APPLICANTS - list all people who will be occupying the apartment

ADDRESS	Woodhaven, MI 48183

RESERVATION PROCESS

Application Fee -Applicant(s) has submitted the sum of \$_____ which is a non-refundable payment for a credit check, criminal background check and processing charge, receipt of which is acknowledged by management. Such sum is not a rental payment or deposit amount. In the event that this application is approved or disapproved, this sum will be retained by Management to cover the cost of processing the application as furnished by applicant.

Holding Fee - Applicant has deposited \$250 with Management as a good faith fee in connection with the rental application. Applicant understands that if the application is approved, the fee will be applied towards the move in costs, including but not limited towards the first month's rent. If for any reason Management decides to decline my application, Management will refund the holding fee in full.

Once the application is approved, applicant agrees to deposit an additional \$250 within 24 hours of being notified of the approval.

Cancellation Policy - The initial \$250 holding fee is refunded if the applicant cancels within 24 hours from the time of application. The \$250 deposit is forfeited if the applicant cancels after 24 hours from time of application. Cancellations must be in writing from each applicant and received within 24 hours from application. The full Holding Fee of \$500.00 is forfeited if applicant cancels after 24 hours of application or prior to the move in date.

SECURITY DEPOSIT

The security deposit is based on the results of the processing of the applicant(s) rental application. The security deposit starts at one month's rent. Once a Move In Date is provided to the applicant, the security deposit is due in full within 24 hours along with a signed lease agreement. The security deposit is forfeited if the applicant cancels or refuses to occupy the premises on the agreed move in date.

Move In Date

Applicants will be provided a move in date 60 days prior to when the apartment is determined available. First full months' rent and applicable pet fees are due at move in.

INSURANCE REQUIREMENT

Residents are required to carry a minimum of **\$50,000 Personal Liability Insurance Coverage** along with **Personal Property Insurance Coverage**. In addition, we ask that you identify The Reserve of Canton as "Additionally Insured" on the policies. Proof of this coverage is required at move in and lease renewal. Although you may select any insurance provider, we have partnered with Protection Choice to provide you with a convenient, well-priced option that offers you the required Personal Liability Insurance Coverage and Personal Property Insurance Coverage for your personal belongings. Included is a brochure on enrollment guidelines. For more information, please contact Protection Choice at Telephone: 888-219-9112 or www.ProtectionChoice.com.

PAYMENTS

Please make payments payable to The Reserve of Canton

For Office Use Only:		
Market Rent		\$
Less Concession (if applicable)		
Non-Refundable Pet Fee		\$
Monthly Pet Rent		\$
Application Fee(s)		\$
Less Application Fee(s)	Date Paid	\$ ()
TOTAL DUE AT MOVE IN		
Prorated rent due the following 1st of the month		
TOTAL SECURITY DEPOSIT REQUIRED		
Less Holding Fee	Date Paid	\$ ()
Less Holding Fee	Date Paid	\$ ()
BALANCE OF SECURITY DEPOSIT DUE UPON LEASE SIGNING		

NOTE: All Move In Costs are due in certified funds or money orders.

APPLICANT(S) SIGNATURE		Date	For Office Use Only		
			Photo ID	SS Card	Proof of Income
X		X			
X		X			
X		X			
X		X			
X		X			
X		X			
For Office Use Only					
Bldg#	Unit#	Address		Date Received	

RENTAL APPLICATION

22201 Red Oak Drive
Woodhaven, Mi 48183
Phone 734-664-0251

info@woodhavenreserve.com

APPLICANT INFORMATION - Please complete one application per person

Last Name		First Name	Middle Initial
SSN		Driver's License #	State
Phone's	Cell	Home	Work
Email Address			

CURRENT ADDRESS

Address			
City/State/Zip			
<input type="checkbox"/> Rent	Landlord's Name		Phone#
	Dates at this address	From	To
	Are you the leaseholder at this address?		YES
<input type="checkbox"/> Own	Mortgage Lender		Phone#
	Dates at this address	From	To
			Monthly Mortgage \$

PREVIOUS ADDRESS

Address			
City/State/Zip			
<input type="checkbox"/> Rent	Landlord's Name		Phone#
	Dates at this address	From	To
	Were you the lease holder at this address?		YES
<input type="checkbox"/> Own	Mortgage Lender		Phone#
	Dates at this address	From	To
			Monthly Mortgage \$

OCCUPANT(s) List all occupants under 18 years of age

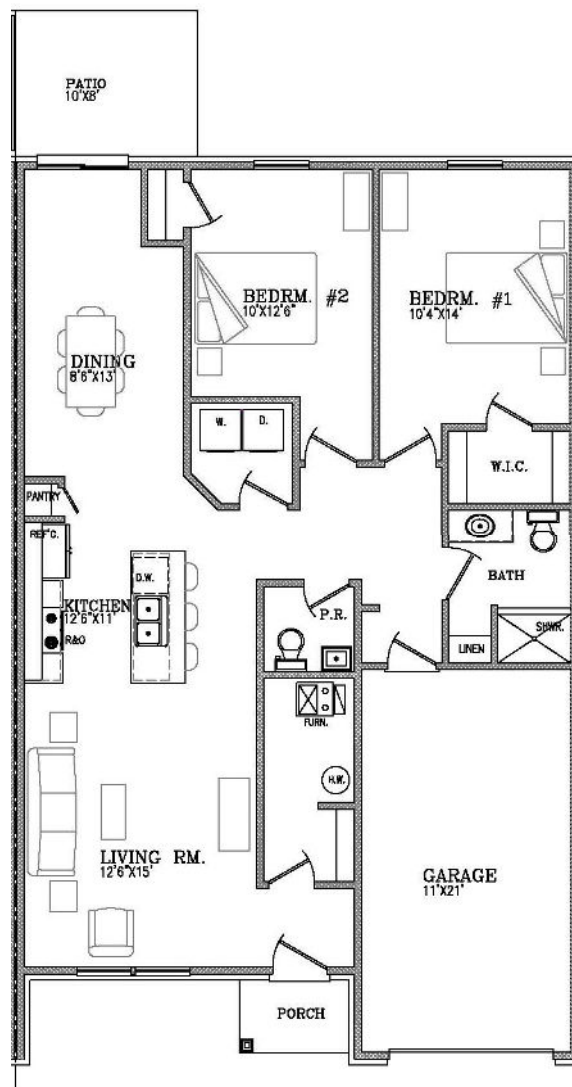
Name	DOB	Relationship
Name	DOB	Relationship
Name	DOB	Relationship
Name	DOB	Relationship
Name	DOB	Relationship

EMERGENCY CONTACT - List the person authorized to take possession of your property In case of an emergency

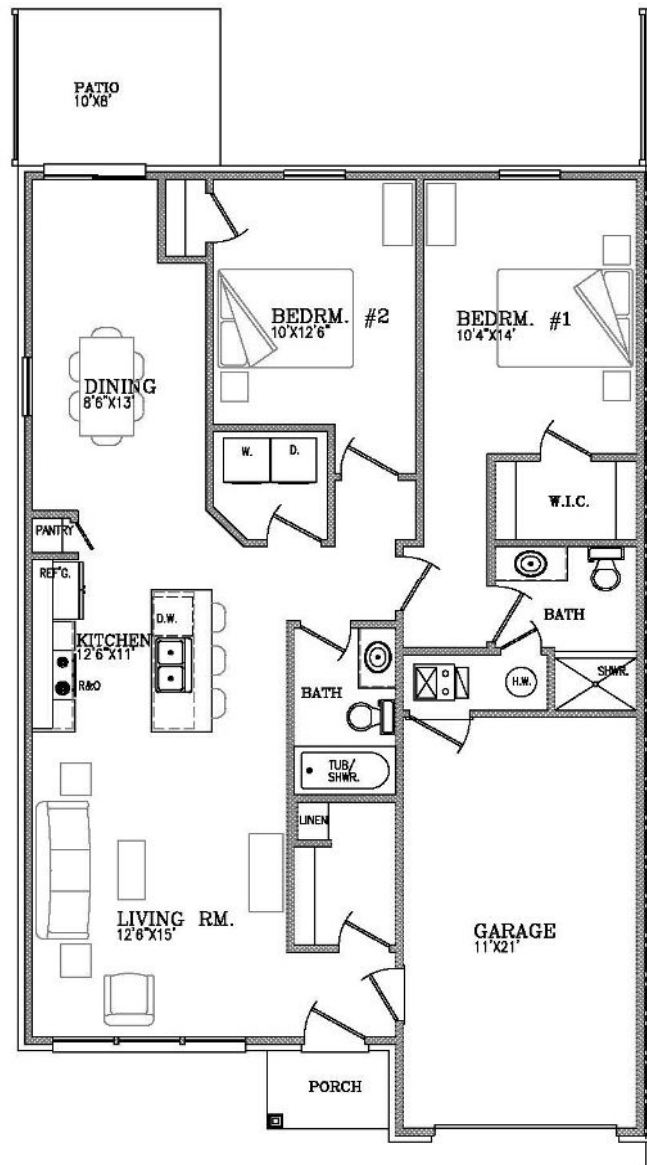
Name	Relationship
Address	
City/State/Zip	
Cell Phone	Home Phone
Work Phone	
Email Address	

EMPLOYMENT AND SOURCE OF INCOME				
Employer's Name				
Employer's Address			City/State/Zip	
Employer's Phone			Dates employed From	To
Monthly Gross Income				
Other Source of Income			Monthly Gross Amount	
BANK INFORMATION				
Bank Name		Account Type	Account#	
PETS				
Will you be bringing a pet(s)?		YES	NO	How many?
If yes,	Name	Breed	Weight	
	Name	Breed	Weight	
VEHICLE INFORMATION - List all vehicles registered to you that you will be bringing				
Vehicle 1 - Make/Model/Color			License Plate #	
Vehicle 2 - Make/Model/Color			License Plate #	
Vehicle 3 - Make/Model/Color			License Plate #	
HOW DID YOU HEAR ABOUT US? Please list all sources.				
HAVE YOU EVER.....				
Refused to pay rent when due?			YES	NO
Been evicted from a lease or had an eviction filed against you?			YES	NO
Filed for bankruptcy?			YES	NO
Been convicted of a crime?			YES	NO
If you answered yes to any of the above questions, please explain:				
SIGNED RELEASE:				
I authorize Screening Reports, Inc.(SRI) to do a complete investigation of all information provided above. I have personally filled in and/or reviewed all information listed above. A complete investigation may include any or all of the following: credit report, criminal record, rental history references and personal interviews with above references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community. My signature below authorizes all above listed companies to release rental, employment history (including salary) and criminal record information. Screening Reports, Inc. (SRI) 220 Gerry Drive, Wood Dale, IL60191 Tel: 866.389.4042 Fax: 866.389.4043				
APPLICANT'S SIGNATURE				DATE
X				X
For Office Use Only				
Bldg#	Unit#	Address	Date Received	

THE MAPLE
2 Bedroom/ 1.5 Bath Ranch
1,200 Sq. Ft.



THE WILLOW
2 Bedroom/ 2 Bath Ranch
1,200 Sq. Ft.



LUXURY FEATURES:

- Spacious 2-bedroom ranch floor plan
- Attached 1 car direct entry garages
 - 1 car with remote opener and outdoor keypad
- Covered front private porch & entry
- Private, concrete back patio
- Well planned kitchen with designer cabinetry
 - Fully equipped with stainless steel appliances including a gas range, refrigerator/freezer, dishwasher and built in microwave, garbage disposal and large single compartment stainless steel sink
 - Ceramic tile backsplash
 - Gourmet oversized island with overhang

Flooring

- Wood design plank flooring throughout entire floor plan
- Plush wall-to-wall carpeting in bedrooms and closers
- Oversized ceramic tile flooring in bathrooms
- Bathrooms
 - Oversized fiberglass shower with shelves and designer glass door in master bathroom

- Washer and dryer
 - Willow - Full-size, side by side washer & dryer in laundry room
- Granite countertops in kitchen and bathrooms
- Grand Master bedroom with walk in closets
- Stepped up 8-foot ceiling in living room Wood shelves in all closets
- Black lever hardware and hinges
- Designer 3 ½" base moldings
- Superior sound control system Faux wood style window coverings
- Energy efficient hearing system, windows, and door wall
- Central air conditioning
- Cable-ready in living room

THE COMMUNITY

- Scenic community with sidewalks throughout
- Brick, stone and vinyl siding enhanced exteriors
- Concrete walkways to the front entrance of each front door
- Beautifully landscaped grounds with open space
- Located close to shopping, restaurants, schools, services and hospitals
- Small dogs welcome (25-pound maximum, breed restrictions apply)

