

THE LOFTS AT MICHAELS-STERN

87 N. CLINTON AVENUE, ROCHESTER, NY 14604



Located in the heart of downtown Rochester, The Lofts at Michaels-Stern feature exposed brick, post and beam for an industrial feel along with large windows.

APPLY ONLINE: [BUCKPROP.TWA.RENTMANAGER.COM/APPLYNOW](https://www.buckprop.twa.rentmanager.com/applynow)



CONTACT KAMILAH CURTIS
(585) 287-5868
kcurtis@buckprop.com

Reader Rankings
ROCHESTER BUSINESS JOURNAL & THE DAILY RECORD
WINNER
2020
BEST PROPERTY MANAGEMENT FIRM
AND BEST COMMERCIAL REAL ESTATE FIRM

UTILITIES INCLUDED:

- HEAT
- ELECTRIC
- WATER
- REFUSE
- WI-FI
- CABLE

PARKING:

- GARAGE
 - FREE
 - ADDITIONAL FEE
- OFF-STREET
 - FREE
 - ADDITIONAL FEE

PET-FRIENDLY:

- YES
- NO

LAUNDRY:

- FREE
- COIN-OP
- IN-UNIT HOOK-UPS
- IN-UNIT MACHINES

FITNESS ROOM:

- YES
- NO

ROOF DECK:

- YES
- NO

STORAGE UNIT:

- FREE
- ADDITIONAL FEE

PAY RENT ONLINE:

- YES
- NO



**BUCKINGHAM
PROPERTIES**

APPLICATION PROCESS

We look forward to serving you and making **The Lofts at Michaels-Stern** your new home. To better assist you through the application process, please review the following:

Application: All applications are completed online at the following web address. You will be required to create an account: buckprop.twa.rentmanager.com/applynow

Select the property you are applying for within the application. There is a credit and criminal background check fee of \$20.00 per applicant, which is due at the time of application completion. Anyone living with you who is 18 years of age or older must fill out an application and be added to the lease agreement. Fees can be paid in person or online by personal check, certified bank check, money order (made payable to Buckingham Properties, LLC) or credit cards. Sorry, cash is not accepted.

Application Requirements: All applications must be screened prior to approval. An overview of the requirements is as follows:

- Monthly gross income should be at least 2½ to 3 times the amount of rent
- Good credit rating
- Must pass a credit/criminal background check

When you turn in your application, we require proof of current income. Acceptable proof of income would be:

- 2-3 recent paystubs
- A current offer letter from your employer
- W-2 Form or similar tax document from the previous year's taxes
- Government agency-issued letter or verification form such as Social Security Benefits Award Letter, SSI Disability Benefits verification form I-20, Form DS 2109, etc.
- Low or No Income with Savings Account: Applicants with little or no income that plan to pay rent from an account balance must provide documentation such as a bank, mutual fund or trust account statement verifying that the balance is greater than the total of 3 year's rent.

At the time of lease signing/move-in we will require a copy of a government issued photo ID (Driver's License or U.S. Passport).

Security Deposit or Security Deposit Insurance: The standard security deposit is one month's rent. However, that can change depending on our application requirements. Security deposits can be paid by personal check, certified bank check, or money order (made payable to the entity listed on your lease).

Alternatively, Buckingham has partnered with Rhino, a security deposit insurance provider which allows you to pay a small monthly fee instead of a full up front security deposit. Please ask your leasing agent for information if this interests you.

Co-Signor: Upon application screening, if you are required a co-signor, they are required to complete an application and are subject to the same application requirements.

Renter's Insurance: Renters Insurance is mandatory. Resident(s) can sign-up with our preferred partner Surely.com (ask your leasing office for information) or provide your own proof of insurance. Proof of insurance can be in the form of a copy of your statement.

All applicants are subject to the same application screening process. We conduct all business in accordance with Fair Housing Laws. We are happy to discuss any questions regarding our leasing criteria at any time.



**BUCKINGHAM
PROPERTIES**