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How is Goodacre & Pine Ridge an Equal Housing Opportunity (EHO) provider?

We do not discriminate on the basis of race, color, sex, national origin, religion, disability or familial status or on the basis of any additional protected classes as defined by state or local Fair Housing laws.

What's checked after I apply?

For all occupants 18 years or older we run credit and criminal background checks (via a 3rd party independent service) and we verify your employment and rental history.

How does my credit score affect my application?

We submit your application to a 3rd party independent credit evaluation service. They tell us if you are approved without conditions, approved with conditions or denied. If you are approved with conditions, you will have to pay a larger security deposit.

Does a felony conviction automatically disqualify me from living here?

A felony conviction will not automatically disqualify you from living here. Federal Fair Housing guidance indicates that felony convictions must be evaluated on an individual basis, taking into consideration the nature and severity of the conviction and any other mitigating circumstances.

If I have a felony conviction what information should I submit for consideration?

We invite you to provide with your rental application information concerning the facts and circumstances of the offense, including your age at the time, your history since the offense, rehabilitation efforts, and any other information you wish to provide. All decisions regarding criminal background are at the sole discretion of management in compliance with our established policies and are made in accordance with all applicable Fair housing laws. If you have questions, please ask us.



FREQUENTLY ASKED QUESTIONS

What's the difference between Goodacre & Pine Ridge?

Goodacre & Pine Ridge are next to each other on Piney Branch Rd. and are both managed by Kay Apartment Communities. 90% of the apartments are the same sizes/layouts at both communities. Residents may use any amenity at either community (laundry, parking, play areas, grounds). We have a leasing/management office in both communities.

How much is the application fee and deposit?

You pay a non-refundable application fee of \$50 for each occupant 18 or older. To hold the apartment, you pay \$300 - \$600 refundable (call for details). If your application is approved, this becomes the refundable security deposit.

What is the income requirement?

The total combined annual income for all leaseholders in an apartment must be at least 3X the annual rent (example: \$1,000 monthly rent X 12 months = \$12,000 X 3 = \$36,000 minimum annual income). There is no maximum income limit.

Do you accept Section 8 or other housing vouchers?

Montgomery County, MD requires all apartment communities to accept vouchers from Montgomery County and Montgomery County Coalition for The Homeless. We do not accept vouchers from the City of Rockville, MD. We do not participate in Second Chance programs.

Do you accept co-signers?

No, but we do accept guarantors for applicant(s) who do not meet our income requirement. We don't accept guarantors if the applicant's credit doesn't meet our requirement. The guarantor must meet our income, credit & residency requirements. Call for details.

What must I bring to see an apt?

Each person who is at least 18 years old must bring one valid, current Photo ID: driver's license, passport, state or other government-issued ID, student ID, Permanent Resident Card (green card) or military ID.

What documents must I provide when applying?

All leaseholders (everyone 18 or older) must provide a current government-issued Photo ID and a Social Security Card or ITIN number. For income verification, all leaseholders must provide one month's paystubs (most recent and consecutive) and, if needed, proof of additional income (i.e. court-ordered child support). We accept many sources of income--call for details. Self-employed may provide a copy of most recent tax return, W-2, 1099 or a profit/loss statement.

I have a new job & no pay stubs!

No problem! Provide your original job offer letter (on company letterhead) that states your name, start date & annual income. We'll then verify everything with your employer.

Are utilities included in the rent?

Gas and most or all electricity is included. We provide one window air conditioner per apartment. Residents have the option to purchase and install a second window air conditioner and then pay a fee for extra electricity used May - September. You pay for water/sewer--the cost is percentage-based from a formula we are required to use by Montgomery County.

FREQUENTLY ASKED QUESTIONS

Do you accept dogs/pets?

We don't accept dogs. We allow up to 2 cats per home with no deposit or monthly pet fee! Other pets--if it always lives in a cage, bowl or tank then generally we allow two per apartment (call for details). For fish, we allow 50 gal maximum tank size.

What are the schools?

Rolling Terrace (K-5), Silver Spring International (6-8) and Blair, Einstein, Kennedy, Wheaton or Northwood (9-12).

Do you offer short-term leases?

We offer a 12 or a 24-month lease (ask for details).

What about parking?

Most apartment communities in the Long Branch neighborhood have limited parking and we are not an exception. We have unreserved spaces on surface lots, plus there is some public street parking close by (local laws apply). Residents must always display a community issued permit . Visitors may park anywhere on-site from 6:00 AM - 12:00 midnight, after which they must use off-site public street parking

How many parking permits do you issue per apartment?

We issue up to two permits per apartment (any size). Permits are issued only to leaseholder(s) with a current driver's license and Maryland vehicle registration. The State of Maryland requires new residents to register their vehicles within 60 days of moving here.

Do you have furnished apartments?

No, but there are furniture rental companies nearby

What must be paid on move-in day?

We require a full month's rent. If you move in any time after the 1st day of the month, we reduce your second month's rent by the amount you pre-paid when you moved in.

What happens at lease end?

At the end of your lease you have the option to continue month-to-month or renew for 12 or 24 months. If you decide to move, Montgomery County, MD requires that you notify us in writing at least 60 days in advance.

