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How is Pinewood Plaza 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 are the rights and responsibilities that come with renting a home in VA?

Tenants and landlords have legal protections under the Virginia Residential Landlord and Tenant Act (VRLTA). A summary of tenant rights and responsibilities can be found at www.dhcd.virginia.gov/landlord-tenant-resources. For more detailed information on the rights and responsibilities, please refer to the Virginia Residential Landlord and Tenant handbook. The handbook provides further information on the rental process.

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.

What are the steps to apply?

1. All occupants 18 years or older must submit an application.
2. Each applicant must provide a current government-issued photo ID which is used by a third-party service to verify applicants' identities.
3. All applicants 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. **If the income documentation you provide does not meet our minimum total household income requirement, we will cancel your application.**
4. After you pay the non-refundable application fee we'll inform you (usually by the next business day) if additional documents are required to verify your identify or address. Additional documents must be received within three days of our notice, not including Sundays or Federal holidays.

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.

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.

How much is the application fee and deposit?

You pay a non-refundable application fee of \$50 for each occupant 18 or older. If your application is approved, you pay a refundable security deposit of \$500. If approved with conditions the security deposit is \$1,000 or \$1,500 (call for details).

What is the income requirement?

The total combined annual income for all leaseholders in an apartment must be at least 3.2 X the annual rent (example: \$1,400 monthly rent X 12 = \$16,800 annual rent X 3.2 = \$53,760 minimum annual income). There is no maximum income limit.

Do you accept Section 8 or other housing vouchers?

Yes, Commonwealth of Virginia requires all apartment communities to accept housing assistant payments. We do not participate in Second Chance programs.

Do you accept co-signers?

No, but we accept a guarantor for full-time students who do not meet our income requirement. We do not accept guarantors if the applicant's credit does not meet our requirement. The guarantor must meet our income, credit & residency requirements. Call for details.

Do you offer military discounts?

Yes, we offer 5% off the advertised rent at the time of application. The discount only applies to active-duty military personnel.

What must I bring to see an apartment?

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.

Are utilities included in the rent?

Gas is included (for heating, cooking and heating your water). Electricity is not included--Dominion Virginia Power bills you based on the actual amount used plus any taxes & fees charged by the utility and the government. Water/sewer is not included--your bill is determined by a percentage-based formula we are required to use by Fairfax County, VA. We set up the account for you and the water/sewer billing company charges you a \$10 setup fee on your first bill.

Do you accept dogs/pets?

We don't accept dogs. We allow up to 2 cats per home. 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.

How much is the pet deposit and pet rent?

Fees are for cats only: refundable deposit of \$300 for one cat, \$450 for two cats, due after your application has been approved. Additional rent is \$35 monthly per cat.

What are the schools?

Mantua (K-5), Frost (6-8) and W.T. Woodson (9-12)

Do you offer short-term leases?

No, our standard lease is 12 months.

What about parking?

We have ample free resident & visitor parking on our surface lots (no garages). No permit is required.

Do you have furnished apartments?

No, but there are furniture rental companies nearby

What must be paid on move-in day?

You pay a full month's rent. If you move in anytime 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 will continue on a month-to-month basis. If you decide to move, we require that you notify us in writing at least 60 days in advance.