

# QUALIFICATION STATEMENT

## Summerlin Ridge Apartments

2425 Summerlin Ridge Drive ▪ Winston Salem, North Carolina

Phone: (336) 306-8189 ▪ FAX: (336) 306-8192

**Credit and Criminal Policy:** See attachment regarding applicant screening through CoreLogic, an applicant screening service.

We accept co-signers for lack of income **ONLY** and they must pass the criminal and credit checks, and Gross Income must be 4.5 times the rent. We do not accept subletting.

### AGE REQUIREMENT:

A person must be at least **18** years of age to enter into a lease agreement with this company.

### DOCUMENTATION REQUIRED AT APPLICATION:

All household members 18 years and older must present state/federal issued identification and social security card.

**Applicants with no social security number:** In lieu of a social security number to verify credit and criminal status such applicant may be approved with verification of employment and income. A valid passport, U.S. or Foreign, or other government photo ID and a valid work or student visa is required.

### EMPLOYMENT:

All applicants must be gainfully employed, verifiable through their company's personnel office, or have proof of adequate income from other sources. If the applicant is self-employed, a verifiable tax statement showing earnings from the previous year must be available. Applicant's gross income must equal 3 times the rent for one bedroom's and 4 times the rent for two bedrooms and townhomes.

### ROOMMATES:

Each roommate must complete an application and pay an application fee. The combined gross income of all roommates must equal 3 times the rent for one bedroom's and 4 times for two bedroom and townhomes. Each roommate will be required to pass the credit/background check.

### DEPOSIT, FEES, AND DISCOUNT INFORMATION: WE DO NOT ACCEPT CASH \*\*\*Prices and fees subject to change at any time without notice\*\*\*

|                         |   |
|-------------------------|---|
| Application Fee         | \$65.00 per person 18 and over ( <b>Non-refundable</b> )  |
| Admin Fee               | \$195 ( <b>Refundable within 72 hours</b> )   |
| Amenity Fee             | \$10.00 per person  |
| Security Deposit        | \$200 to One-Month's Rent   |
| Pet Fee                 | \$300.00 (Fee is \$150 for second pet -- Maximum of two pets allowed) ( <b>Non-refundable</b> ) |
| Pet Rent                | \$20.00 a month per pet (Max of 2)  |
| Trash Fee               | \$13.00 a month (mandatory)   |
| Pest Control Fee        | \$4.00 a month (mandatory)  |
| Required Liability Ins. | \$12.00 monthly or you may opt to have Liability Insurance thru your own insurance company.     |
| Washer/Dryer Rental     | \$55-65 per set depending on availability   |
| Cable/Internet          | \$65 per month (mandatory)  |
| Ground Floor Premium    | \$20 per month (ground floor apts only – mandatory)   |

### CANCELLATION POLICY

At any time within 3 days of the Application, Applicant may cancel this Application by giving written notice to Management. Management will return the Admin Fee and/or the Security Deposit upon such cancellation.

If this Application is approved and the Applicant cancels after 72 hours from the date of this application, the Admin Fee and/or Security Deposit will be retained by Management in consideration for reserving the apartment.

### PET POLICY:

BREED RESTRICTIONS APPLY. We allow dogs and cats. **Maximum 2 pets.** Must have all current vaccinations/records required. Residents must have a petscreening.com profile. Residents are responsible for any damage to the interior or exterior of the apartment. Residents are responsible for any damages or waste from pet in common areas of the apartment community, and are required to obey all city, county, and state laws governing pets. Small fish tanks (under 25 gallons) and birds (2 maximum) allowed. **We do not accept any aggressive breeds:** (Rottweilers, Dobermans, Chows, Pitt Bulls, Staffordshire Terrier, German Shepard, Akitas, Wolf-Hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies, or any mix thereof. All pets must be pre-approved my management. We reserve the right to decline any pet or breed.

### LEASE TERMS/CLAUSES:

3 to 12 Month leases are offered. (After lease expires, Month to Month leases available but are subject to paying market rent plus an additional fee of \$250 per month). We also offer 3-5-month leases at market rent plus \$125 per month. 6-9 month leases at market rent plus \$75 per month.

A FULL SIXTY (60) DAY **WRITTEN** NOTICE IS REQUIRED WHEN MOVING OUT. (30) DAY WRITTEN NOTICE IS REQUIRED UNDER (3) MONTHS.

### EARLY LEASE TERMINATION:

In order to terminate a lease before the expiration date, the resident is required to give a full paid sixty (60) day written notice. The resident is responsible for the rent through the entire 60 days. An Early Termination Settlement is negotiated, and a fee agreed upon by both resident and management will be due to management. This fee will cover liquidated damages.

### RENT:

Rent is due on the 1<sup>st</sup> day of each month. If rent is paid after the 5<sup>th</sup> day, a late fee of 5% of the rent is charged and must be paid by CASHIERS CHECK OR MONEY ORDER. If rent is not paid by the 11<sup>th</sup> day of the month, eviction papers will be filed.

### OCCUPANCY:

In keeping with approved housing, the occupancy of a one bedroom is limited to two (2) persons. The occupancy of a two bedroom is limited to not more than four (4) persons.

