

QUALIFICATION STATEMENT

Legacy Crossing

3900 Hahns Lane #B ▪ Greensboro, North Carolina 27401

Phone: (336) 543-2322 ▪ FAX: (336) 543-2375

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.

ALL required components of the application, identity verification, income verification, and required fees must be completed within 3 days or the application will be declined.

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 place 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 are required.

EMPLOYMENT:

All applicants must be gainfully employed, verifiable through their company's personnel office, or have proof of adequate income from other sources. A verifiable tax statement showing earnings from the previous year must be available if the applicant is self-employed. The applicant's gross income must equal 3 times the rent.

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. Each roommate will be required to pass the credit/background check.

DEPOSIT, FEES, AND DISCOUNT INFORMATION: WE DO NOT ACCEPT CASH

Application Fee	\$50.00 per person 18 and over (Non-refundable)
Admin Fee	\$150.00 (Refundable within 72 hours)
Security Deposit	\$250.00 to \$500.00
Pet Fee	\$300.00 (Fee is an additional \$150 for a second pet -- Maximum of two pets allowed) (Non-refundable)
Pet Rent	\$15.00 a month per pet (Max of 2)
Required Liability Ins.	\$12.00 monthly or you may opt to have Liability Insurance thru your own insurance company.
Trash Fee:	\$7.00 monthly

APPLICATION 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. Pet interviews are required for all dogs. Residents are responsible for any damage to the interior or exterior of the apartment. Residents are responsible for any damages or waste from pets 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) are allowed.

We do not accept any aggressive breeds: (Rottweilers, Dobermans, Chows, Pitt Bulls, Staffordshire Terrier, German Shepard, Akitas, Wolf-Hybrids, Mastiffs, Cane Corso, Great Danes, Alaskan Malamutes, Siberian Huskies, or any mix thereof. All pets must be pre-approved by my management. We reserve the right to decline any pet or breed.

LEASE TERMS/CLAUSES:

12 Month leases are offered. (After the lease expires, Month to Month is available but is subject to paying market rent plus an additional fee of \$300 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:

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 for the entire 60 days. An Early Termination Settlement is negotiated at the time the notice is given by the resident, 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 1st day of each month. If rent is paid after the 5th 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 11th day of the month, management reserves the right to begin the eviction process.

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.

