



QUALIFICATION STATEMENT

8 Covey Lane, Greensboro, NC 27406

Website: legacyonelm.com | **Phone:** (336) 543-2007 | **Email:** info@legacyonelm.com

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 a 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. Applicants must submit their last 4 paystubs for each employer. If newly employed applicant can submit last 4 paystubs

ROOMMATES:

Roommates will be added to the same application and are required to 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 of submitting application)
Security Deposit	\$250.00 or \$500.00 depends on approval status
Pet Fee	\$300.00 (Fee is an additional \$150 for second pet -- Maximum of two pets allowed) (Non-refundable) – Breed restrictions
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 through your own insurance company.
Trash	\$7.00 monthly
Pest control	\$5.00 monthly
Water	is based on your usage, and paid in addition to your rent
Electricity	is started on the day of move in and paid to Duke Energy

APPLICATION CANCELLATION POLICY

At any time within 3 days of the Application, Applicant may cancel this Application by giving written notice to management via email at info@legacyonelm.com. 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 with a weight limit of 50 pounds at maturity. **Maximum 2 pets.** Must have all current vaccinations/records required. **Residents must have a profile on petscreening.com.** Residents are responsible for any damage to the interior or exterior of the apartment. Residents are responsible for any damage 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. All dogs must be on a leash when outside of the apartment on premises.

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 my management. We reserve the right to decline any pet or breed.

LEASE TERMS/CLAUSES:

12 Month leases are offered. (After a lease expires, Month to Month leases are available, but are 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 sixty (60) day written notice.** The resident is responsible for the rent through 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; continued on back of page





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 no more than two (2) people. The occupancy of a two bedroom is limited to not more than four (4) people. The occupancy of a 3-bedroom can be no more than six (6) people.

