

QUALIFICATION STATEMENT

Ardmore Terrace Apartments

2325 Cloverdale Ave NW ▪ Winston Salem, North Carolina

Phone: (336) 293-4151 ▪ FAX: (336) 293-4091

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 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.

Please see chart above to determine if your income qualifies for one of our apartments.

ROOMMATES:

Each roommate must complete an application and pay an application fee. Each applicant must qualify individually. This means that if the monthly income requirement is \$1947.00, the gross income of each applicant must be at least \$973.50. Although roommates may share equally in the rent, only one check per apartment is accepted for payment of rent.

(NO PARTIAL PAYMENTS ACCEPTED)

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

Application Fee	\$50.00 per person 18 and over (Non-refundable)
Admin Fee	\$100 (Refundable within 48 hours)
Security Deposit	\$150.00- or one-month's rent
Pet Fee	\$150.00 (Fee is \$150 per pet -- Maximum of two pets allowed) (Non-refundable)
Pet Rent	\$15.00 a month
Trash Fee:	\$3.00 a month
Pest Control Fee:	\$7.00 a month
Required Liability Ins.	\$12.00 monthly or you may opt to have Liability Insurance thru your own insurance company

PET POLICY:

BREED RESTRICTIONS APPLY. We allow dogs and cats. **Maximum 2 pets.** Must have all current vaccinations/records required. 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 is available but are subject to paying market rent plus an additional fee of \$400 per month).

6-11-month leases are market rent plus a premium fee of \$200 per month.

We also offer 3-5-month leases at market rent plus \$300 per month.

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

EARLY LEASE TERMINATION:

In order to terminate a lease before the expiration date, the resident is required to give a full paid thirty (30) day written notice. The resident is responsible for the rent through the entire 30 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 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, eviction papers will be filed.

OCCUPANCY:

In keeping with approved housing, the occupancy of a one bedroom is limited to four (4) persons. The occupancy of a two bedroom is limited to not more than six (6) persons.

