

QUALIFICATION STATEMENT

Townhome at Little Creek

4343 Johnsborough Ct SW

Winston Salem, NC 27104

Phone: (336) 283-8524

Email: leasing@townhomesatlittlecreekapts.com

Credit and Criminal Policy: See attachment regarding applicant screening through CoreLogic, an applicant screen service. We accept co-signers for lack of income ONLY and they must pass the criminal and credit checks. Co-signer 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 a 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.

Applicant's income must be approximately three (3) times the amount of the market rent. If the applicant is self-employed, a verifiable tax statement showing earnings from the previous year must be available.

ROOMMATES:

Each roommate must complete an application and pay an application fee. The combine gross income of all roommates must equal three times the rent.

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

(NO PARTIAL PAYMENTS ACCEPTED)

DEPOSIT, FEES, AND DISCOUNT INFORMATION: WE DO NOT ACCEPT CASH: App/Admin fees Due at time of Application

Application Fee	\$50 per person 18 and over (Non-refundable)
Administration Fee	\$150 in total – Refundable within 72 hrs
Security Deposit	\$250 with approved credit or up to a full month's rent with credit conditions
Pet Fee	\$300 per pet – Maximum of two pets allowed. - Breed restrictions applied.
Pet Rent	\$15 monthly rent per pet
Pest Control	\$5 monthly fee
Trash Fee	\$10 monthly fee
Required Liability Insurance	\$12 monthly or you may opt to have Liability Insurance through your own insurance company
Preferred Employer Discounts	\$50 off Security Deposit

Preferred Employers are: Forsyth Med Center, Novant Health, WFU Baptist Medical Center, Forsyth County Schools, WS Police Department, Forsyth County Sheriff's Department, and Active-Duty Military or Veteran

PET POLICY:

BREED RESTRICTIONS APPLY: We allow dogs and cats with a weight limit of **75 pounds at maturity**. Maximum 2 pets. Must have all current vaccinations/records required plus a photo verification. 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. Small fish tanks under 10 gallons.

LEASE TERMS/CLAUSES:

12 Month leases are offered. (After lease expires, Month to Month leases is available but are subject to paying market rent plus and additional fee of \$200 per month.)

A FULL SIXTY (60) DAY **WRITTEN** NOTICE IS REQUIRED WHEN MOVING OUT. WE DO NOT ACCEPT VERBAL NOTICE TO VACATES.

EARLY LEASE TERMINATION

In order 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, 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 12th of the month, eviction papers will be filed.

OCCUPANCY:

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



