

QUALIFICATION STATEMENT
Amber Trace
2904-2914 W Florida St. Greensboro, NC 27407
Phone: (336) 543-2254

Credit and Criminal Policy: We use 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:

The applicant must be gainfully employed or have proof of adequate income from other sources which may be considered. Applicant's income must be approximately three (3) times the amount of the market rent. Two most recent paystubs or the Employment Verification Form (completed by the applicant's employer) must be submitted at application. If self-employed, a valid tax record of earnings from the previous year must be submitted

ROOMMATES:

Each roommate must complete an application and pay an application fee. 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 *Prices and fees subject to change at any time without notice*****

Application Fee	\$50.00 per person 18 and over (Non-refundable)
Admin Fee	\$150 (Refundable within 72 hours)
Security Deposit	\$200 up to One-Month's Rent
Pet Fee	\$300.00 (Fee is \$150 for second pet -- Maximum of two pets allowed) (Non-refundable)
Pet Rent	\$25.00 a month per pet (Max of 2)
Trash Fee	\$10.00 a month (mandatory)
Pest Control Fee	\$5.00 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	\$50-60 per set depending on availability.

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.** 25 lb weight limit. Must have all current vaccinations/records required. **Residents must have a [petscreening.com](https://www.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** All pets must be pre-approved my management. We reserve the right to decline any pet or breed.

LEASE TERMS/CLAUSES:

3-12 Month leases are offered subject to availability. Short term lease fees range from \$100-175 depending on lease term. MTM = Market rate plus \$200.

A FULL SIXTY (60) DAY WRITTEN NOTICE IS REQUIRED WHEN MOVING OUT. (30) DAY WRITTEN NOTICE IS REQUIRED ON ALL MONTH TO MONTH LEASES

EARLY LEASE TERMINATION:

In order to terminate a lease before the expiration date, the resident is required to give a (30) day written notice and pay a (60) termination fee equal to two months market rent. The resident is responsible for the rent through the entire 30 days. If early termination is not selected, you are rent responsible throughout the total lease term.

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, MONEY ORDER or via our online portal. If rent is not paid by the 11th day of the month, eviction papers may be filed.

OCCUPANCY:

Occupancy of a one bedroom is limited to two (2) persons. Two bedroom is limited to not more than four (4) persons.

