

# QUALIFICATION STATEMENT GARLAND RODES APARTMENTS

2244 RIVERMONT AVE Lynchburg, VA 24503

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**Applicant screening including ID & income verification completed through SafeRent 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.**

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## **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 complete an application, present state/federal-issued identification. Applicants without a 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: 3 most recent pay stubs, recent offer letter, government issued award letter (student loans/grants/awards not accepted), tax documents dated in the last 90 days, employer verification letter. The 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 from the last 90 days showing earnings from the previous year must be available.

## **ROOMMATES:**

Each person 18 or over, residing in the home must complete an application and pay an application fee. The combined gross income of all roommates must equal two & half (2.5) times the rent. Each roommate will be required to pass the background and credit check.

## **(NO PARTIAL PAYMENTS ACCEPTED AT ANY TIME DURING LEASE TERM)**

**DEPOSIT, FEES, AND DISCOUNT INFORMATION:** *WE DO NOT ACCEPT CASH:* (Application/Administrative fees are 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	\$300 with approved credit or up to a full month's rent with credit conditions
Pet Fee	\$300 for first pet, Maximum of two pets allowed. - Breed restrictions applied.
Pet Rent	\$30 monthly pet rent
Utilities	\$110 Inclusive Utilities
Washer/Dryer Rental	\$50 Monthly Rent

## **RENTAL RATES AND AVAILABILITY:**

Rental Rates are subject to change without notice. Availability for apartments is on a first come, first served basis. Apartments are considered reserved once all applications, application fees and the administration fee have been paid for the apartment home.

## **PET POLICY:**

**BREED RESTRICTIONS APPLY:** Breed restrictions are as follows: Pit Bull including American Staffordshire Terrier, Staffordshire Bull Terrier and Bull Terrier, Rottweiler, Doberman Pinscher, Presa Canario, Shar-pei, Cane Corso, Chow, Akita, Wolf Hybrids, Huskies, any mixed breed that includes any prohibited breed and dogs with specific defensive or attack training. Exotic pets and reptiles, ferrets and sugar gliders are also prohibited. Maximum of 2 pets allowed per household, 100lbs weight limit combined. No visiting pets allowed.

## **LEASE TERMS/CLAUSES:**

12-month leases are offered. After the lease expires, Month to Month leases is available but are subject to paying market rent plus an additional fee.

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