

QUALIFICATION STATEMENT

Sedgefield Apartments

4755 Country Club Road ▪ Winston Salem, North Carolina 27104

Phone: (336) 768-1067

Applicant screening including ID & income verification required

We accept co-signers for lack of income **ONLY** and they must pass the criminal and credit checks, and Gross Income must be 5 times the rent. We do not accept subletting.

AFFORDABLE HOUSING

This is an affordable property and income limits apply. See the leasing office for the official income limit.

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.

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.

ROOMMATES:

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

Application Fee	\$55.00 per person 18 and over (Non-refundable)
Admin Fee	\$125.00 (Refundable within 72 hours)
Security Deposit	\$300 and up based on credit
Pet Fee	\$300.00 for 1 or \$500 for 2 -- Maximum of two pets allowed (Non-refundable)
Pet Rent	\$25.00 a month per pet (Max of 2)
Pest Control	\$5.00 a month (Mandatory)
Trash	\$15.00 a month (Mandatory)
Required Liability Ins.	\$15.00 monthly or you may opt to have Liability Insurance through your own insurance company.

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.** Must have all current vaccinations/records required. Residents must have a petscreening.com profile. Residents are responsible for any damage to the interior or exterior of the apartment. Residents are responsible for any damage or waste from pet(s) 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 by management. We reserve the right to decline any pet or breed.

LEASE TERMS/CLAUSES:

12 Month leases are offered. (After lease expiration, Month to Month leases may be available but are subject to paying market rent plus an additional fee. We may also consider shorter term leases of less than 12 months, subject to availability. Any leases shorter than 12 months will incur premium rental charges in addition to market rent. Rates vary.

A FULL SIXTY (60) DAY **WRITTEN** NOTICE IS REQUIRED WHEN MOVING OUT. (30) DAY WRITTEN NOTICE IS REQUIRED UNDER (3) MONTHS.

EARLY LEASE TERMINATION:

In order to terminate a lease before the expiration date, the resident is required to give a full paid 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 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 two (2) persons. The occupancy of a two bedroom is limited to not more than four (4) persons.