

# QUALIFICATION STATEMENT

## Huntington Apartments

2408 Duck Pond Circle ▪ Morrisville, North Carolina Phone: (919) 481-2000 ▪ [www.huntingtonapts.com](http://www.huntingtonapts.com)

**Credit, Criminal & Income Verification Policy: All three are processed via a third party vendor – SafeRent, an applicant screening company.**

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. Subletting and Airbnb are not permitted

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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 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. Applicant's gross income must equal 3 times the market 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/income verification via SafeRent.

### DEPOSIT, FEES, AND DISCOUNT INFORMATION: WE DO NOT ACCEPT CASH \*\*\*Prices and fees subject to change at any time without notice\*\*\*

Application Fee	\$60.00 per person 18 and over <b>(Non-refundable)</b>
Admin Fee	\$165.00 <b>(Refundable within 72 hours)</b>
Amenity Fee	\$20.00 (one-time fee per lease holder)
Security Deposit	\$175.00 and up to One-Month's Rent
Pet Fee	\$300.00 (Fee is \$150 for second pet -- Maximum of two pets allowed) <b>(Non-refundable)</b>
Pet Rent	\$25.00 a month per pet (Max of 2)
Valet Trash Fee	\$15.00 a month <b>(mandatory)</b>
Pest Control Fee	\$5.00 a month <b>(mandatory)</b>
Liability Insurance	\$15.00 monthly or you may opt to have Liability Insurance thru your own insurance company. <b>(mandatory)</b>
Tech Pkg. Cable/Internet	\$75.00 per month <b>(mandatory)</b>
Pond View Premium	\$20.00 per month <b>(mandatory)</b>

### CANCELCATION 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](http://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 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:

3 to 12 Month leases may be offered based on availability. (After lease expires, Month to Month leases available but are subject to paying market rent plus an additional fee of \$300.00 per month). We also offer 4 to 5-month leases at market rent plus \$185.00 per month. 6 to 9-month leases at market rent plus \$150.00 per month. A FULL SIXTY (60) DAY **WRITTEN NOTICE IS REQUIRED WHEN MOVING OUT.** Verbal notices are not acceptable.

### EARLY LEASE TERMINATION:

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. In addition to as Early Termination Fee which equals 2 times the monthly rent amount. Security Deposits can not be applied to this fee as it will cover any damages, or final utilities/balances if applicable.

### RENT:

Rent is due on the 1<sup>st</sup> day of each month. If rent is paid after the 5<sup>th</sup> 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 10<sup>th</sup> day of the month, eviction papers will be filed.

**OCCUPANCY:** In keeping with the approved occupancy standards, occupancy is limited to the following per bedroom:

1 Bedroom-2 persons / 2 Bedrooms-4 persons / 3 Bedrooms-6 persons