

RENTAL STANDARDS

To our prospective residents: It is the policy of **SUNCHASE AMERICAN, LTD.** and **MORGANTON TRADING COMPANY APARTMENTS** to uphold all Fair Housing laws and not deviate from these policies:

- Lease Terms:** *Twelve months.*
- Lease Deposit:** *One month rent (refundable).*
- Application Fee:** *\$40 non-refundable per applicant.*
- Pet Policy:** *A maximum of two [2] mature dogs with an executed Pet Agreement. We reserve the right to refuse any dog based on the standard classification of aggressive breeds as set forth by the insurance industry. A maximum of four, 4 legged animals are permitted per apartment with executed Pet Agreements.*
- Pet Fee:** *\$325 non-refundable per pet*

Occupancy Standards

*Two (2) persons per one (1) bedroom apartment
Four (4) persons per two (2) bedroom apartment
Children less than eighteen [18] months old are not counted as an occupant under this standard.*

Applicant Qualifications

- Age:** *All applicants must be 21 years or older.*
- Income:** *Pre-Tax income must be a minimum of three and a half times the monthly rent. Extenuating circumstances can be considered on a case by case basis.*
- Employment:** *Stable and verifiable current employment, minimum of six (6) months. If employment has changed during the past six (6) months, we will verify previous employment to meet the six (6) month requirement. If the applicant doesn't work, banking records showing a sufficient, consistent balance will be required. A cosigner or a pre-paid lease may be required if employment minimums are not met.*
- Rental History:** *Excellent verifiable residential rental history for a minimum of six (6) months or verifiable mortgage payment history.*
- Credit:** *Excellent credit history for the previous two (2) years. Credit ratings less than R-1, I-1 or equivalent and bankruptcies are reviewed carefully and may be cause for refusal. A cosigner, an additional deposit or a pre-paid lease may be required if credit history is unavailable or unacceptable.*
- Criminal Background:** *All applicants will be subject to a comprehensive multi-state criminal background check.*

A rental application must be truthfully completed for each individual age twenty-one years or older who will be responsible for the apartment. An application fee will be paid for each applicant.