

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 & Two Bedroom- One month rent.
- Application Fee:** \$40 non-refundable per applicant.
- Pet Policy:** A maximum of two [2] mature animals [cat or dog] is permitted per apartment with an executed Pet Agreement. Each pet must not exceed 60 pounds. Management has the right to deny any pet due to size, breed or any other issues deemed applicable.
- 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
Newborns 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 four times the monthly rent.
- Employment:** Stable and verifiable current local employment, minimum of six (6) months. If you have changed employers during the past six (6) months, we will verify previous employment to meet the six (6) month requirement. A cosigner 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 may be required if credit history is unacceptable. Applicants with no credit history or a marginal history are required to pay an additional deposit.

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.