QUALIFICATION STATEMENT

Beacon Landing

1407 Sunset Creek Way | Ocean Isle Beach, NC 28469 | Phone: (336)-915-4457

AGE REQUIREMENT

A person must be at least **18** years of age to enter into a lease agreement with this company. All leaseholders must apply.

ID VERIFICATION

All household members 18 years and older must present valid, government-issued photo identification.

APPLICANTS WITH NO SOCIAL SECURITY NUMBER

In lieu of a social security number to verify credit and criminal status, such applicants 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.

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. **Subletting of any kind or unauthorized occupants is strictly prohibited.**

CREDIT HISTORY AND INCOME VERIFICATION

Credit history and gross monthly income will be verified by a third party at time of application. Applicants must provide proof of employment, verifiable through the third party's bank account verification process. If applicant is self-employed, a verifiable tax statement showing earnings from the previous year must be available. Applicants' gross income must equal **3** times the rent. If applicants are unemployed, income verification is still required. Alternate sources of income may be considered, such as retirement earnings, bank account statements, or guarantors. *Guarantors must also qualify with standard criteria but will be required to show proof of income equal to or greater than **five** times monthly rent. Management will receive recommendations from the third-party screening checks to determine approval or denial of application.

DEPOSITS & FEES

Application Fee	$75.00 per person 18 and over **(Non-refundable)**
Admin Fee	$250.00 **(Refundable within 72 hours only)**
Security Deposit	$300.00 with approved credit; One month's rent for any conditional approvals
Pet Fee	$350.00 for 1; $150 per additional | Maximum of 2 pets allowed (**Non-refundable)**
Pet Rent	$25.00 a month per pet (Max of 2)
Community Fee (1 bedroom)	$150.00 per month
Community Fee (2/3 bedroom)	$175.00 per month
Required Liability Ins.	$11.00 monthly OR you may opt to have Liability Insurance through your own insurance company with the property's legal entity listed as an Additional Insured. Must provide proof of insurance prior to moving in.

CASH IS NEVER ACCEPTED.

***Prices and fees subject to change at any time without notice.**

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 Administration Fee will be retained by Management in consideration for reserving the apartment.

DENIAL

In the event of a denied application, the administration fee may be refundable. Contact the Community Manager for possible options regarding a third-party program (The Guarantors) this property utilizes. Previously unresolved housing debt is cause for automatic denial, regardless of ***The Guarantors*** options for approval.

PET POLICY:

This property uses ***Pet Screening*** as part of your application process for a fee of $25.00, paid directly to the third-party Pet Screening company. Dogs and cats are allowed, with a signed pet addendum attached to your lease. **Maximum 3 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**.** While assistance animals are not subject to standard fees, verification of necessity and all required documentation will be fully vetted through Pet Screening. **Note for Pet Owners:** Pet Renters Insurance is *required* at this property and verification will be required for move-in.

BREED RESTRICTIONS APPLY. We do not accept: 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:

Standard lease term is 12 months. Other options *may* be available. If available, leases shorter than 12 months may incur premium rental charges in addition to market rent. Rates vary. (After lease expiration, Month-to Month-leases *may* be available but are subject to paying market rent plus an additional fee. A FULL SIXTY (60) DAY **WRITTEN** NOTICE IS REQUIRED WHEN MOVING OUT. (30) DAY WRITTEN NOTICE IS REQUIRED FOR MONTH-TO-MONTH LEASES ONLY.

OCCUPANCY:

Occupancy limits are as follows:

One Bedroom	Three persons
Two Bedroom	Five persons
Three Bedroom	Seven persons

Please sign and return with the completed application. By signing below, you also consent to credit and criminal background screening at any time during your residency.

_____ _____

Signature Date

_____ _____

Signature Date

_____ _____

Signature Date