

Raleigh Scholls Apartments Rental Criteria

OCCUPANCY POLICY:

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.

GENERAL STATEMENTS:

1. Positive identification with a picture will be required. (Driver license, state issued ID, etc.)
2. Each applicant will be required to qualify individually in all areas of these criteria. The only exception will be income if multiple applications are submitted for the same unit.
3. Inaccurate or falsified information will be grounds for denial of this application.
4. Any applicant currently using illegal drugs will be denied. If approved if later illegal drug use is confirmed, eviction shall result.
5. Any individual, who's tenancy constitute a direct threat to persons or property will be denied tenancy. If approved and later a tenant falls under this provision, eviction shall result.
6. Cats are allowed with an increase in the security deposit. Limit of 2
7. No other animals are allowed for any reason. This includes Dogs, Ferrets, Rabbits or any other animal that must be allowed to roam within the unit. Pets are not even allowed to visit the units or walk on the property for any reason. After move in if you are in violation of this you will be evicted.

INCOME CRITERIA:

1. Monthly income should be equal or greater than 2 ½ times the stated rent. If roommates are applying it will be the combined income must equal this amount.

EMPLOYMENT CRITERIA:

1. Twelve months of verifiable employment will be required if used as a source of income.
2. Self employed applicants will be verified through bank and previous year tax return.

RENTAL CRITERIA:

1. Twelve months verifiable contractual rental history from a 3rd party landlord or home ownership is required.
2. Three (3) year eviction free history is required.
3. Three or more 72 hour notices in a one year period will result in denial of the application.
4. Three or more NSF's within one year will result in denial of the application.
5. Rental history or credit reporting past due debt to a landlord will result in denial of this application.
6. 2 or more un-paid collections on a consumer credit report will result in denial of this application.
7. Bankruptcy within the past 2 years will result in denial of the application.

CRIMINAL CONVICTION CRITERIA:

1. A conviction, guilty plea or no-contest plea for any offence that caused damage or harm to any person or property will result in denial of this application.
2. A conviction, guilty plea or no-contest plea for any drug related offence that includes the manufacturing or distributing of a controlled substance will result in the denial of this application.
3. A conviction, guilty plea or no-contest plea for any felony drug possession charge.
4. If charges are pending the application will be held until the charges are resolved.

