



2707 Meridian Dr ~ Greenville, NC 27834  
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## Rental Qualifications

- ⊕ One month's gross salary must be equivalent to, or greater than three times the rent.
- ⊕ A completed application is required
- ⊕ **\$100** Application fee must be paid **per person**
- ⊕ A 620 or higher credit score & favorable background check.  
**\$250** Security Deposit (with favorable credit of 650+) OR **full month's rent** for credit score of 650 and below.
- ⊕ All applicants must be **at least 21** years of age
- ⊕ No Undergraduate students accepted unless over 21
- ⊕ **Renter's Insurance is required**
- ⊕ Occupancy restrictions are as follows:

1 Bedroom	1-2 persons
2 Bedrooms	No more than 4 people

**The Security Deposit will be forfeited after 24 hours  
if you should decide not to fulfill your  
rental agreement**



## Please provide the following, in order to complete the application process:

- ⊕ Completed Application
- ⊕ \$100.00 application fee (per person)
- ⊕ 2 of your most current pay stubs
- ⊕ A photo copy of driver's license

## Application Process consists of the following:

### ⊕ Credit Check:

A credit report will be secured for all leaseholders to verify account credit ratings. The results will determine applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence this score may include but are not limited to: collection, charge off, repossession and current delinquency. Applicants that have a credit score less than 620 will be declined.

### ⊕ Back Ground Check:

A search will be conducted for each applicant's criminal history. A criminal background check will be run for all addresses at which the applicants have resided. The application will be rejected for any of the following criminal related reasons:

- Felony conviction
- Any terrorist related conviction
- Any illegal drug related conviction
- Any prostitution related conviction
- Any sex related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active status on probation or parole resulting from any of the above

### ⊕ Employment Verification:

Gross annual income will be verified for all leaseholders using your two most current payroll check stubs. Additional sources of income may be considered. If you are self-employed or primarily commission-based, a copy of the previous two years' tax return will be required. One month's gross salary must be equivalent to, or greater than three times the rent.

### ⊕ Rental Reference:

Previous residence history will be verified for all leaseholders for all addresses lived at 2 years prior. The results will determine applicant eligibility to rent and security deposit level.

*Reasons for not approving an application may include, but are not limited to:  
Insufficient income, unpaid judgments, eviction, outstanding rental debt,  
criminal record, household size exceeding occupancy limits,  
and falsification of the application information.*