

# THE CREST AT GALLERIA BOUTIQUE APARTMENTS

1815 Galleria Club Lane #108

Charlotte, NC 28270

Office: 704-849-6994 Fax: 704-849-6984

## **Fees:**

### **ALL FEES ARE NONREFUNDABLE COSTS**

Application Fees: \$40/Applicant \$60/Married Couple  
Administrative Fee: \$60/apartment  
Pet Fee: \$400/pet under 50 lbs. (Limit 2 pets/apartment) and due the day of move-in

## **Deposits:**

### **ALL DEPOSITS ARE REFUNDABLE DEPENDING ON CONSIDERATIONS**

Security Deposit: \$200 Approval / 1 Month's Rent on Conditional Approval

## **QUALIFYING CRITERIA**

### **Age Requirements:**

All leaseholders/applicants must be at least 18 years of age.

### **Photo ID:**

Positive identification will be required by all applicants at the time the application is submitted for consideration. Positive identification can be in the form of the following:

- Current driver's license (non-expired)
- Green Card or Work Visa
- Passport
- State-issued ID card
- ITN Number

### **Income Verification:**

Applicants' gross income (before taxes taken out) must be 3 times the current market rent per month. We will verify current and previous employment history and also require **2** current **original** pay stubs. If you are self-employed, you must provide federal income tax returns for the last 2 years. Applicants that will be starting a new job can provide an offer letter from the new employer.

### **Credit History:**

A credit history will be obtained from a national credit reporting agency. A Social Security number or Tax ID number is required. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease. Applicants will be approved, approved with conditions or denied based on an independent scoring system.

### **Criminal History:**

A public records search covering the previous seven (7) years will be conducted on each resident (leaseholders and occupants) over the age of 18 (this includes children living with parents who are 18 years of age and older). Any one or more of the following will result in automatic denial of the application:

- Felonies or misdemeanors involving sexual misconduct;
- Felonies or misdemeanors involving the illegal manufacture, sale, and/or distribution of a controlled substance;
- Felonies involving a physical crime against a person or persons and/or another person's property.

**Rental History:**

Current and previous rental history obtained and verified from landlord or mortgage company. Any previous addresses that are on credit report will be verified as well. Any negative rental history is grounds for denial, including, but not limited to any of the following:

- Property damage
- (3)Late Payments and/or Returned checks in the most recent 12 months
- Collection activity or court action for judgments
- Non-compliance of lease terms
- Noise complaints or problems with neighbors

**Applicant(s) with no Credit or Rental History:**

Applicant(s) with no previous credit history that have verifiable employment will be considered for occupancy as long as a deposit equal to 2 month rent is paid.

**Full-time Students:**

Applicants 18 years of age or older and are full-time college students may apply for occupancy with a parental or legal guardian as a co-signer that provide gross income 6 times the rent, credit history and mortgage/rental history will be verified meeting all qualifying criteria. Students that do not have established credit history or rental history will be considered for occupancy with an approved co-signer. Students that have negative credit, rental or criminal history as described above will not be accepted nor will be allowed to have a co-signer. Applicant must be re-qualified once full-time student status has changed. An application fee will be charged.

**Rental Insurance:**

**Applicants must provide proof of rental insurance (Declarations Page) prior to move-in and list Galleria Partners II, LLC as interested party.**

**IMPORTANT INFORMATION FOR ALL APPLICANTS**

- An Administration Fee is required and will allow us to hold the apartment noted on the application for the applicant. The holding fee can be returned only if the application is denied.
- Keys will be released on the move-in date after all lease holders have signed the lease and paid all required rent and fees. Lease Holder must provide Rental Insurance Policy as well.
- The first rental payment will be a minimum of first full month's rent. For move-ins occurring prior to the 25<sup>th</sup> of the month, any prorated rent will be due the first day of the following month. Prorated rent will be due along with the full month's rent for move-ins the 25<sup>th</sup> of the month or later.
- The applicant should provide proof (Account #'s) of utility providers at least 48 hours prior to move-in to ensure non-interruption of services.

**SMOKING IS PROHIBITED IN BUILDING AND ON PATIOS/BALCONIES:**

**This is a non-smoking community. There will be an outside Designated Smoking Area. Please do not smoke in apartment or around the building except at Designated Smoking Area.**

By signing below, states that you have reviewed the qualifications and understand the information is necessary to apply for residency and that you agree to provide true and correct information to the best of your knowledge.

Applicant Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Sign Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Sign Name: \_\_\_\_\_ Date: \_\_\_\_\_