

# Fidelity Realty Company

1808 Spring Garden Street  
Greensboro, North Carolina 27403  
Phone (336) 274-7652

## Rental Qualification Statement

- 1) Applicant must be nineteen (19) years of age to sign a lease agreement.
- 2) Cosigners will be allowed for college students only (parent or guardian).
- 3) **The application fee is \$40** and is non-refundable. Only cash or money orders will be accepted.
- 4) **Security Deposit-** One month rent (**Note: Excellent credit and landlord reference(s) may reduce the deposit.**)
- 5) **Pet Policy-** No pets are allowed at any apartment community managed by Fidelity Realty Co. Exception, cats are allowed at properties with hardwood floors.
- 6) **Occupancy-** 2 persons per bedroom (Adults and children)  
1 & 2 Bedrooms – No more than 2 adults  
3 Bedrooms – No more than 3 adults  
**Note:** Children 3 and over must have a separate bedroom from parents.
- 7) **Income-** Must gross 3 ½ times the rental rate.  
Roommates must gross 2 ½ times the rental rate individually.  
**Proof of income is required. Please bring some form of proof (check stubs, Tax forms, cash grant document, etc.)**
- 8) **Rental History-** Must have good rental reference from an apartment community or realtor. Friends or family will not be considered. **If rental collection, judgement, or eviction has been filed it will be an automatic rejection.**
- 9) **Credit History-** Based on the last 2 years (24 months) of credit reported to the credit file.
  - A) Trade line rating must not exceed 35 points. Collections or judgements must show a zero balance or the applicants must provide proof from the creditor that the balance has been paid. Medical collections will not be considered.
  - B) Any collections from gas, electric, water utility, or cable companies will result in an automatic rejection.
  - C) A minimum credit score of 510 is required unless the applicant has no established credit.**Note:** 12 consecutive months of excellent current rental history with the same apartment community or realtor will supersede the above criteria; unless the collection is from gas, electrical, water utility, cable company, or previous landlord.
- 10) **Criminal History-** Sex offenders or anyone with a felony will automatically be declined. Anyone convicted of crimes against persons or property will be declined, whether felony or misdemeanor. Anyone convicted/charged with three (3) or more misdemeanor in the past five (5) years will be declined.

**Any false information given on the application will result in an automatic rejection. The application must be filled out completely to be processed.** The application and all related materials are the property of Fidelity Realty Co.

**A drivers license or state ID and a valid social security number is always required to check credit criminal, and rental history.**

I declare that I understand these guidelines and that if I have any questions I will ask the property manager.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Your signature is required to authorize the application process.**