

M.-J. Taylor
128 Cambridge Road
Asheville, NC 28804

Rental Policies

Thank you for inquiring into our properties, we hope to be able to help you with your housing needs. Please let us know how we can help you.

1. **Application process.** We require every person over the age of 18 to pay a \$35.00 application fee plus a \$150.00 deposit to hold the unit. Each person [over18] will then be screened for criminal history, rental references and a credit report to determine if you meet our criteria, which should take about 1-2 days. If you meet our criteria then the \$150.00 will be applied to your security deposit. At this point you will be asked to sign the lease and take possession of the unit. If you fail to sign the lease at this point the unit will go to next in line and the \$150.00 will forfeited as liquidated damages.
2. **Occupancy guidelines.** Due to governing laws and excessive wear and tear we may limit the number of persons in our units. All occupants must be on the lease as either “lessee” or “occupant”.
3. **Payments.** Payments can be made by check, money order or certified check and is due **BEFORE** move in. There must be enough time for funds to clear, which could be up to 2 weeks for out of town checks.
4. **Rental Criteria.** You must meet the following criteria to qualify.
 - a) **Criminal history**-If you have been convicted of a felony, you may be rejected.
 - b) **Drugs**-If you are a current user of a controlled substance or convicted by a court of illegal manufacturing or distribution of a controlled substance you application may be rejected.
 - c) **Judgments**-If you have had a judgment, summary rejection suit, your application may be rejected.
 - d) **Application**-Your application must be accurate and true.
 - e) **Income**-Your rent cannot be more then 30% of your income or 38% or your total debt load.
 - f) **Credit history**-Your credit record must currently be satisfactory; If your credit history shows any unpaid debts we may reject your application.
 - g) **Rental history**-You must have satisfactory rental references. If you have ever been evicted or sued for any lease violation we may reject your application.

NOTE: If any of the above issues are more than 2 years old, there will be extra consideration given.

If you do not meet some of these criteria's, you may be able to qualify by one of the following:

- Get a “qualified” third party to guarantee your lease payment.
- Be able to have additional security deposit..
- Written explanation of poor credit issues.