

M.-J. Taylor
305-872-0059
Asheville-NC-Cabins.com
mjtaylor@cyber-key.com

Rental Policies Updated July 2016

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. You will want to read the lease for other policies.

1. **Application process.** We require every person over the age of 18 to pay a \$45.00 (our cost) application fee in CASH plus a single payment of \$150.00 deposit (check, please) to hold the unit if the application is approved. 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 and are approved to rent the unit 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 be 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 to one adult per bedroom. All occupants must be on the lease as either “ lessee” or “occupant” in the case of minors. Roommates will be responsible for individual deposit fees and if a tenant moves out before the end of the lease, his or her deposit is forfeited entirely. Each tenant must qualify financially for the rent – see below – to ensure that they can carry the lease should their roommate(s) move out early.
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 your 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 than 30% of your income or 38% of 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, you may be able to qualify by one of the following:

- Get a “qualified” third party to guarantee your lease payment.
- Provide an additional security deposit or more than first and last month’s rent.
- Written explanation of poor credit issues.