

Quetzal Community Real Estate

Application and Residency Requirements:

Occupancy Policy:

1. The number of residents permitted in a property is based on the number of bedrooms in the home. Two people are permitted per bedroom. An example: A 3 bedroom home could have up to 6 occupants.
2. A bedroom is defined as a room used primarily for sleeping with a closet for clothing and a window to the exterior.

Income Requirement:

1. Gross monthly income should be equal to three times the rental amount.
2. Monthly income must come from a verifiable source. This would include pay stubs, tax returns and investment accounts.
3. A minimum credit score of 550.

Credit/Criminal History:

1. Unpaid collections may result in denial of application or requirements for additional security deposit.
2. Bankruptcy may result in denial of application or requirements for additional security deposit.
3. A criminal conviction of a violent Felony within the last 5 years will result in denial of your application. A violent felony is one that **involves the use of threat or force against another person**.
4. Other criminal offenses will be evaluated on a case by case basis. Items that will be considered are length of time since the offense occurred, and any mitigating measures that were employed such as restitution or community service.

Pet Limitations:

1. Only two pets per unit are permitted
2. There will be an additional monthly charge of \$20.00 for each pet in addition to your security deposit. This is pet rent and is a non-refundable charge.
3. Certain animals will be denied based on their suitability to live in residential settings.

4. Certain Canine breeds that the insurance industry has deemed dangerous will not be permitted these include: **Rottweiler, Pit Bull, Staffordshire Terrier, Doberman Pinscher, Akita, Alaskan Malamute, Siberian Husky, Wolf Hybrids, Chow Chow, Great Dane, Presna Canarios, Mastiff, Cane Corso and German Shepherd.**

Application Procedure:

1. Applicants must be 18 years of age or older.
2. Positive identification with a picture is required. Driver's licenses, passports and consular ID's would be acceptable forms of identification.
3. All adults must apply and qualify individually.
4. Rental history and references are required or provide past home ownership record.
5. 5 year at-fault eviction free record is required.

If you feel that you meet the above Criteria and would like to be considered for residency please follow the process outlined here.

1. Complete one rental application for each adult (anyone 18 and older).
2. Submit payment of your non-refundable application fee. This fee covers the cost of evaluating and verifying the information that you provide to us.
3. After approximately 3 business days you will be notified whether you are a good fit for the property you applied for.
4. After approval you will be required to deliver the Security Deposit (typically equal to one or two month's rent) to us no later than the next business day. This removes the property from the market and holds the property for you for up to 10 days. Even if move in is going to occur later than 10 days you will be required to pay rent after the 10 day holding period.
5. The security deposit is required to be paid through money order or certified funds to Quetzal Community Real Estate. Cash is not accepted.
6. Payment of Security Deposit is your assurance that you are moving forward with the tenancy. Once the Security Deposit is received the owner of the property is notified that their property is no longer being marketed and has been rented. For this reason QCRE CAN NOT REFUND YOUR SECURITY DEPOSIT ONCE IT HAS BEEN DELIVERED TO US.
7. If your application is denied and you still feel that you qualify for residency please submit a written request for re-evaluation with any supporting materials to support your application to: **Quetzal Community Real Estate 528 Emma Rd. Asheville NC 28806.**

I have read and understand this document

Signature:_____ **Date:**_____