

STATEMENT OF RENTAL POLICY

FOUR CORNERS PROPERTY MANAGEMENT, LLC



Leasing Office Location: 1920-A Peale Terrace Greensboro, NC 27407
Rent Payments & Correspondence: P.O. Box 10226 Greensboro, NC 27404
www.TriadRentNow.com | Phone-Fax: (336) 444-3131

FAIR HOUSING: We fully comply with federal fair housing laws. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status, handicap, gender, gender identity, or sexual orientation. Additionally, we provide housing in accordance with all other state or local laws if those laws provide greater protection than the Federal Fair Housing Act. Upon request, we will make reasonable accommodations to rules, policies, practices, or services, and allow reasonable physical modifications, when required to give persons with disabilities access to and use of our property. Before submitting your rental application, please review the information listed below. Properties are rented to the most qualified applicant(s). This is a good faith statement of our intent to abide by applicable fair housing laws.

AGE: Applicant must be of legal age, 18 years or older. All individuals 18 years or older must complete an application and be listed as a resident on the lease agreement.

LEGAL RESIDENCY: All applicants must provide verification of their lawful presence in the United States.

CO-SIGNERS: We do not accept co-signers except for parents or guardians of college students for student housing properties.

MAXIMUM OCCUPANCY: Two people per bedroom or two people in an efficiency apartment. Two people in a 1 bedroom apartment. Three people in a 1 bedroom apartment that also has a den, study, or sun room. Four people in a 2 bedroom apartment. Six people in a 3 bedroom apartment. Infants under 24 months of age will not be counted in the determination of occupancy.

INCOME REQUIREMENTS: Applicant must have verifiable employment with a monthly gross income of approximately three times the amount of the rental rate. Applicant must also provide two most recent paycheck stubs. Self employed or retired applicants must provide a financial statement from a CPA or previous year's tax statement and proof of current income. Active duty military personnel must provide a copy of his/her LES and orders.

CREDIT HISTORY: Third party consumer credit and screening agencies are used to verify an applicant's identity, credit, and criminal history. Satisfactory credit is a requirement in the approval process. Credit items such as prior evictions, RentBureau data, accounts in collections, accounts charged off, credit score, and bankruptcy, are all but not limited to, factors we take into consideration in the decision making process. Based on the applicant's complete credit history, an application may be approved or denied as determined by Four Corners Property Management, LLC. If an application is denied due to credit, the applicant will be notified and provided with the name, address and phone number of the reporting agency to obtain a copy of their report.

CRIMINAL HISTORY: Applicant with conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety, or welfare of themselves, other residents, or the viability of the community may be declined. Criminal history for which we will deny applications or occupancy includes, but not limited to, any crimes involving actual or potential harm to person(s) or property; crimes involving the manufacture, sale, or delivery of any controlled substance, or weapons.

APPLICATION FEE | DEPOSIT: A \$40.00 application fee will be required for each application to cover the cost of credit, criminal, and background checks. Payment of the deposit must be made within 3 business days of application approval. Failure to do so will result in the application being cancelled.

INITIAL RENT PAYMENT: The first rent payment must be one full month's rent. The first month of tenancy is prorated per day and the remaining balance of your first payment will be applied as a partial credit to the second month's rent.

TWO SEPARATE PAYMENTS: The deposit and initial rent payment go into two separate bank accounts. They must be in the form of two separate payments.

CERTIFIED FUNDS: The deposit and initial rent payment must both be in certified funds. (cashier's checks, certified checks, or money orders.)

SUBSEQUENT MONTHLY RENT PAYMENTS: Rent is due by the 1st day of each month and considered late on the 2nd. You will be charged a late fee as per-your-lease agreement if we do not receive your full rent payment by the 5th. We encourage tenants to pay online or with cash at a local retail store. (See the Pay Rent section of our website triadrentnow.com for complete details). When paying by mail, please take into consideration Sunday(s) and holiday(s) when the USPS is closed. We do not accept personal checks after the 5th of the month. NSF Check Fee is \$25

RENTERS INSURANCE: We strongly recommend tenants get renters insurance. Some of our properties require renters insurance. Be sure to check/verify the property's specific insurance requirements with the leasing agent prior to submitting an application. Tenants are solely responsible for insuring their own personal property that is located or stored upon the property being leased. Any damage, destruction or loss resulting from theft, storm, fire and any other hazards and casualties are your sole responsibility.

PET POLICY: NO ANIMAL IS AUTHORIZED WITHOUT MANAGEMENT'S PRIOR WRITTEN PERMISSION AND THE EXECUTION OF AN ANIMAL ADDENDUM. SOME PROPERTIES DO NOT ALLOW PETS. WE ALSO REQUIRE PROOF FROM YOUR VET THAT ALL PETS ARE CURRENT ON REQUIRED VACCINATIONS/SHOTS. A \$200 FINE WILL BE ASSESSED AND POSSIBLE EVICTION IF CAUGHT WITH AN UNAUTHORIZED ANIMAL. If and when an animal is permitted on a property, a non-refundable fee, additional rent, and additional deposit may be required. Additional fees, rent and deposits will not be required, and breed restrictions may not apply, as an accommodation for a disabled person's service animal, or emotional support animal. We do require valid legal documentation as such. Generally, acceptable animals include domestic cats, birds, and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Sheppard, Great Dane, Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar-Pei, and Siberian Husky. In addition, all other animals are prohibited, including but not limited to, snakes, ferrets, iguanas, potbelly pigs, rabbits, and insects. The numbers of any given animals allowed are property specific.

BASIC UTILITIES: Before signing the lease you will need to have your basic utilities turned on: Electricity, Gas (if applicable), Water (if applicable).

UTILITIES | TV | INTERNET: We cannot guarantee the availability of any specific utility, cable, satellite or internet company. Prior to leasing it is the sole responsibility of the prospective tenant to contact the specific company for verification of services.

PARKING POLICIES: Each community or property has restrictions that limit the type and number of vehicles that may be parked on the property. All vehicles must be registered with Four Corners Property Management, LLC. Be sure to check/verify the property's specific parking requirements prior to submitting an application. Do not park on the grass. Inoperable or unlicensed vehicles are not allowed on the property. Violators will be subject to towing at their own risk and expense.

WATER ALLOWANCE: If a water allowance is included in your lease, please be aware this means reasonable and responsible indoor usage only. Tenants with a water allowance are strictly prohibited from using outside water spigots for washing vehicles or any other reason. These are intended for maintenance/vendor personnel only.

TRASH DISPOSAL: Trash should be securely bagged and placed in the appropriate dumpster or trash container. Boxes of all sizes must be broken down and bagged. Trash and trash bags are prohibited on, in, under, or around entry areas, walkways, patios or balconies and all common areas. Large items, old furniture, appliances, mattresses, etc, will not be picked up and the disposal of these items are the sole responsibility of the tenant. If you witness a resident disposing of trash improperly; please note the date, time, apartment number, take photos if possible, then contact us immediately. A \$200 fine will be assessed to any tenant who violates this policy.

PET WASTE: Tenants are responsible for the collection and the proper disposal of their pets waste. Immediately remove, and appropriately dispose of any pet feces, waste and litter deposited by your pet on the grass, common grounds, shrubs, flower beds, sidewalks, parking lots, etc. A \$200 fine will be assessed to any tenant who violates this policy.

SMOKE ALARMS | CARBON MONOXIDE ALARMS: Test each of your smoke and carbon monoxide alarms upon initial move-in and once a week thereafter by pressing the front test button. If any of your alarms malfunction, quit working, or do not respond when the test button on the front is engaged contact us immediately. Replace batteries every six months with new ones. Battery replacement in all alarms is the sole responsibility of the tenant.

THEFT: UNDER PENALTY OF LAW, under no circumstances are tenants allowed to remove smoke alarms, carbon monoxide alarms, fire extinguishers, window air conditioners, refrigerators, ranges or any other appliances/fixtures provided.

SECONDARY HEAT: Fireplaces and/or wood stoves are considered a non-essential secondary heat source. No fireplace or wood stove is to be used without written permission from management. All fireplaces and wood stoves must be inspected by a chimney service professional and deemed safe prior to initial tenant use. The cost of required initial inspection, usage, and all other maintenance involved, is the sole responsibility of the tenant. Tenant must provide letter of proof to management from chimney service professional. Using your range/oven to heat your home, kerosene heaters, and all space heaters are strictly prohibited.

DRAIN LINES: Never flush wet wipes, wet towels, moist towelettes, baby wipes, paper towels, or feminine hygiene products down the toilet, even if they say flush-able on the package. Never pour grease down the drain. Never put solid foods down the drain. It is the tenants responsibility to keep all drain lines clear. We recommend tenants keep a plunger on hand. If a plumber finds an obstruction in the drain line was caused by the tenant; the tenant shall be held responsible for the entire cost of the plumber's visit.

FREEZING WEATHER: To help prevent water pipes from freezing and bursting during freezing temperatures please allow all faucets to trickle. Open cabinet doors under sinks to allow heat around pipes. Make sure to keep your heat set above 65 degrees.

RADON GAS: Radon is a natural occurring radioactive gas, that when it is has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed over time. Levels or radon that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon and radon testing may be obtained from your county public health and human services unit. A risk assessment and/or inspection for possible radon gas prior to leasing is recommended and is the sole responsibility of the prospective tenant.

LEAD PAINT: Every tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk for developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant woman. The landlord of any interest in residential real estate is required to provide the prospective tenant with any information on lead-based hazards. A risk assessment, inspection, and testing for possible lead-based paint hazards is recommended prior to leasing and is the sole responsibility of the prospective tenant.

MOLD: Excess moisture comes from leaks or condensation. Excess moisture can cause mildew and mold problems. Weather leaks from outside and plumbing leaks inside are the landlord's responsibility. Please contact us immediately if you have any weather or plumbing related leaks. Condensation of moisture from the indoor air onto cool surfaces is the tenant's responsibility. To prevent condensation in your home, which can lead to mildew and mold problems, keep all vents open in each room, and allow for adequate ventilation and air flow throughout the home. Wipe down your bathroom after each use especially after showering or bathing. Wipe down your kitchen after each use especially after range/oven usage. In addition, use the exhaust fan above the range when cooking, and a bathroom exhaust fan if available. A risk assessment, inspection, and testing for possible mold hazards is recommended prior to leasing, and is the sole responsibility of the prospective tenant.

WELL WATER: Homes with well water may experience low pressure, distasteful or discolored water. There may also be an unpleasant sulfur odor. Well water can also discolor hair and/or clothing. Most wells provide a clean and safe supply of water for many people, however contaminants can get into a well water source. Additional information regarding well water and it's safety, including the health risk involved in it's use, may be obtained from your county public health and human services unit. A risk assessment, inspection, and testing are recommended prior to leasing and each year thereafter and are the sole responsibility of the prospective tenant/current tenant.

PEST EXTERMINATION: We present a pest free environment. It is the tenants responsibility to keep the premises free from pest.

LOST KEYS | LOCKED OUT: Contact a locksmith. Tenant is solely responsible for the cost of locksmith services. If your lock is re-keyed or replaced you must notify us immediately and bring a duplicate key to our office within three business days. Do not break into your home. If you damage the property you will be charged with destruction of property and will be held responsible for the entire cost of repairs. We encourage tenants to make several backup copies of their keys.

FILTERS: It is the tenants responsibility to replace and maintain filters such as HVAC, water, and any others; unless otherwise indicated.

WATER FURNITURE: Water furniture such as waterbeds, water aquariums, water features, and water devices are strictly prohibited.

DIGITAL THERMOSTAT: Battery replacement is the sole responsibility of the tenant. Replace batteries every six months with new ones.

MAINTENANCE REQUEST: Maintenance request can be made by phone, fax, or through our website at www.TriadRentNow.com. Please provide us a current contact phone number when making a request. Once we receive your request, a repairman will call you to schedule an appointment. An adult with a valid I.D. will need to be home at the scheduled time to allow the repairman inside. Please contact us at least 8 hours in advance if you need to re-schedule or cancel. If no one is home when the repairman arrives the tenant will be charged a fee for time and gas wasted. If you have a life-threatening emergency such as a fire, gas leak, broken water line, etc. evacuate the premises immediately then call 911.

TERMINATION OF TENANCY: Either landlord or tenant may terminate the tenancy at the expiration of the initial term by giving written notice to the other at least 30 days prior to the expiration date of the initial term. In the event such written notice is not given or if the tenant holds over beyond the initial term, the tenancy shall automatically become a month to month tenancy upon the same terms and conditions. A 30 day written notice is always required even if you are beyond the initial term on a month-to-month tenancy. Please read your RESIDENTIAL RENTAL CONTRACT carefully.

REVISIONS: This statement of rental policy may be updated from time to time without notice in order to remain in compliance. It is the sole responsibility of the prospective tenant/current tenant to keep themselves informed of any changes. Please visit our website at www.triadrentnow.com periodically to view the most current version available.

APPLICANT'S SIGNATURE: _____ DATE: _____

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