



9121-200 Anson Way ■ Raleigh, NC 27615 ■ P~ 919-999-2755

Tenant Qualifications

Copper Gate Realty qualifies our applicants based on the following criteria:

- **Occupancy Guidelines** ~ we may allow a maximum of 2 occupants per bedroom (example- for a 3 bedroom home, maximum occupancy would be 6 total occupants). Certain communities may have additional guidelines that may be different than our normal policy.
- **Lease Start Date** ~ applicants will need to be within 30 days of their lease start/move in date. We will hold a property for up to 30 days after their rental application has been approved, lease has been signed and at least 1 month's worth of security deposit has been received via certified funds
- **Employment/Income** ~ we will verify that the applicant's total monthly gross income equals on average 3.5 times the monthly rental amount of the property they applied for
- **Criminal History** ~ Copper Gate Realty does not approve any rental applications that include convicted felonies within the past 7 years. Felony convictions for any drug manufacturing charges, or sex offenses on an applicant's record, at any point in their history will be cause for immediate denial.
- **Credit History** ~ we will look at the overall credit picture, to see if the applicant's have any housing-related collections, evictions or any other housing related delinquencies in the last 3-5 years. Applicants with credit scores under 675 may be approved however they may be required to pay a larger security deposit. Credit scores under 625 will not be approved without a strong co-signer. The amount of security deposit we collect will be between 1 – 2 months worth of rent, depending on their qualifications
- **Landlord Reference/Residence History** ~ we attempt to confirm at least the last 3 years of rental history. We will contact the applicants current or former Landlords to discuss their rental history. A poor reference from their Landlord, or unknown rental history may result in the applicant having to pay a larger security deposit or denial of their application. If the applicant's currently owns or recently owned their own home, we will obtain verify that they are not/were not recently delinquent. In some cases and if all the other qualifications have been met, we may consider an applicant with a short sale or foreclosure other housing related delinquency- however, they may be required to pay an increased security deposit. Judged evictions within the past 5 years will not be accepted.

Applicants will be notified in a timely manner regarding our decision on their rental application. If they are denied, they will also be mailed an explanation of our decision. If applicants are approved we will make an appointment to meet to sign the lease and pay the security deposit within 48 hours of approval to avoid cancellation of their rental application. We will not officially take the rental home off the market until the lease has been signed and the security deposit has been received.