

CAROLINA  
**REALTYXPERT** LLC  
"We work with YOU and for YOU!"

Application Approval Requirements

**IDENTIFICATION:**

Each adult applicant must present evidence of a valid Identification: Drivers License, or State Issue ID. This usually takes the form of a government issued identification card but payroll stubs will also be considered.

**CRIMINAL/SEX OFFENDER BACKGROUND:**

Criminal and Sex offender background check must be performed on each adult applicant.

Application may be approved or denied based on the severity of the offense.

**EMPLOYMENT and INCOME:**

Applicants must have verifiable monthly income from a local employer at least equal to or greater than three times (3x) the monthly rental rate. For example: If the rent is \$600, you must be able to show income of \$1800.00

Any non-employment and/or passive income must be guaranteed for the term of the lease by the government agency or payer such as Section 8, etc.

**RENTAL HISTORY:**

Applicants must have a history of satisfactory rent payments and occupancy with all previous landlords.

Applicants must have given sufficient notice-to-vacate at their last address.

Applicants must not have Judgments and/or evictions from any previous landlord in the last 2 years.

If there are Judgments and/or evictions on your report within the last 2 years, with an explanation, additional Security Deposit may be required.

**CREDIT REFERENCES:**

Carolina RealtyXpert LLC purchases a credit report on every adult applicant to review and search for Judgments and/or evictions from any previous landlord in the last 2 years.

**MARITAL STATUS:**

Married couples must be able to prove they are married. Generally, two photo IDs (such as driver's licenses) with the same last name will be sufficient. An alternative is to present a Marriage Certificate.

Carolina RealtyXpert LLC and will not aid any applicant in violating the laws of North Carolina prohibiting co-habitation. (N.C. General Statutes 14-184).

**FINAL DECISION:**

All applications, including verification of credit, employment, income and rental history, must be submitted to and approved before a lease is signed.

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