

810 S. Main St B109
Salisbury, NC 28144
704.636.7485 office
704.636.9709 fax



321 Woodson St #28
Salisbury, NC 28144
704.638.6460 office
704.638.6461 fax

Fisher Realty, Inc.

Welcome Future Resident!

Please take the time to read over the entirety of this application, as there is a lot of useful information in the following pages.

For us to process your application, the following items are necessary:

- Completed Application
- Copy of your current Drivers' License or Photo ID
- Copy of two (2) most recent pay stubs or previous year's tax returns for self employed individuals. Or an offer letter if you are moving to the area.
- \$50 Application Fee
- \$150 Admin Fee

Each Co-applicant and each occupant 18 years of age or older are required to submit a separate application fee. Legal spouses may submit a joint application.

Please submit Application Fee and Security Deposit in the form of 2 separate money orders or personal checks.

We thank you for choosing Fisher Realty, Inc. as your future home.

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Fisher Realty, Inc.
Rental Application Evaluation Criteria

Fisher Realty, Inc. conducts business in accordance with the Federal Fair Housing Law. Fisher Realty does not discriminate against any person regardless of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

- Age Requirement:** All Occupants 18 years and older will be required to complete an application. Each applicant must be of legal contractual age as required by state law.
- Income Requirement:** The gross monthly income of the leaseholder(s) must be 3.25 times the market rent of the apartment. All income must be verifiable. Income that can be considered includes salary, interest or dividend income, social security income, pensions, or any self-employed or business income.
- Income Verification:** The applicant must have verifiable employment and/or income. Income tax returns or social security check stubs must be provided to verify employment and/or income of self-employed or retired applicants.
- Co-Signer Verification:** The co-signer's income must meet or exceed (3) three times the monthly market rate amount plus the co-signer's own monthly market rate and mortgage obligation. This option will not be available for poor credit history, poor rental history, or previous evictions.
- Full Time Students:** Full time students must apply with a qualified co-signer. The co-signer must apply and execute the lease in person in the leasing office.
- Self-Employment:** Must provide the previous (2) two years personal income tax return as evidence of sufficient income. Applicants who hold jobs that are commission only, base salary, plus commission, tips or bonuses will be considered self-employed.
- Residency:** Up to (3) three years residency history will be reviewed and must exhibit no derogatory reference. Current and previous rental or mortgage history must include timely rent payments, fulfillment of terms and adherence to rules and regulations.
- Occupancy Standards:** No more than (2) two persons per bedroom shall occupy the premises.
- Criminal:** Applicants must have no criminal convictions involving, but not limited to, violence, fire arms, illegal drugs, theft, and crimes involving theft, destruction of property or any crimes involving minors. All applicants and occupants over 18 will be screened for criminal and sex offense history.
- Social Security:** All applicants over age 18 must provide a valid social security number.
- Application Fee:** \$40.00 non-refundable fee per applicant over the age of 18. No application will be processed without the application fee paid in full.
- Photo ID:** Current Driver's License or Photo ID required with application.
- Pets:** All pets are subject to property policies and fees.
- Renters Insurance:** Certificate of Renter's Insurance must be provided at lease signing.

THE CRITERIA IS SUBJECT TO CHANGE AT ANY TIME AT THE DISCRETION OF FISHER REALTY, INC.