



# THE JAMES AT CHATHAM HILLS



## APPLICATION GUIDELINES & CRITERIA THE JAMES AT CHATHAM HILLS

### RENTAL QUALIFICATIONS

#### ✓ Income Requirement

Gross monthly household income must equal at least 3 times the baseline monthly rent amount (verifiable via recent net financial statements/pay stubs).

#### ✓ Background & Credit History

All applicants must pass a standard comprehensive criminal background screening and standard credit evaluation check.

#### ✓ Residential Verification

Successful completion of rental history validation through landlord verification or mortgage payment history verification is required.

### COMMUNITY FEES & DEPOSITS

Application Fee	\$60	Due per individual applicant at time of submission. Non-refundable.
Administrative Fee	\$150	Standard administrative fee.
Security Deposit	\$500	Refundable base deposit asset ledger. Subject to changes based on credit validation approvals.
Pet Fees & Deposits	\$300 / \$30	Requires a \$300 non-refundable deposit plus \$30 monthly pet rent per pet. All pets must be pre-approved via formal pet screening.

★ **24-HOUR LOOK & LEASE SPECIAL:**  
Refunded back as a rent credit if you apply within 24 hours of your initial community tour!

**Please Note:** Base security deposits are \$500. Additional security deposit funds or conditionally approved guarantor structures may be formally requested by management if any combination of the baseline leasing qualifications listed above are not fully met at the time of application screening evaluation.

PROFESSIONALLY MANAGED BY  
Capital Eleven Management

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