



THE JAMES

AT CHATHAM HILLS



RENTAL QUALIFICATIONS & CRITERIA

✓ 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.

Application Fee

Due per individual applicant. Non-refundable.

\$60

Administrative Fee

Standard administrative community fee.

\$150

Security Deposit

Refundable base deposit asset ledger. Subject to credit.

\$500

Pet Fees & Deposits

Requires \$300 non-refundable deposit + \$30/mo rent per pet.

\$300 / \$30

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.

open **CALL US**
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Professionally Managed by Capital Eleven Management