



236 Orange Grove Street
Hillsborough NC 27278

Sales 919.732.9858
Rentals 919.732.5858

APPLICATION PROCESS:

- **WE ACCEPT ONE APPLICATION AT A TIME! FIRST COME – FIRST SERVED!**
- **APPLICATION FEES ARE NOT REFUNDABLE.** A \$55.00 application fee is required for each applicant aged 18 and over.
- **Credit Rating should be at least 650.** Scores 600 – 650 will require a month and a half security deposit. Scores below 600 will require two months security deposit.
- **PLEASE provide proof of income with your application with income being 3 times the rent.**
- **Renter's Insurance is required and a copy MUST be provided as proof, BEFORE keys are released.**

IMPORTANT NOTICE ABOUT PETS – if permitted, a photo is required with your application:

- **VICIOUS BREED DOGS that are NOT acceptable:**
 - Akita, Pit bulls (American Staffordshire terrier), Rottweiler, Chow, Doberman pinscher, Presa Canario, Shar-pei, or Wolf Hybrid.
- ALL approved pets require a \$75.00 non-refundable fee per pet, plus a rental increase of \$30.00 per month charge for each pet.
- **What Pets** – Birds, marine life, cats, dogs... **EACH requires a pet fee!**
- **PETS other than those listed, as well as oversized breeds and more than 2 pets will require WRITTEN PERMISSION from an owner PRIOR to acceptance.**

ADDITIONAL FEES REQUIRED each month:

- *We require ALL tenants to pay an **additional \$10 per month** for filters and filter delivery to the home.* Filters must be changed quarterly.

DENIED OR APPROVED:

- **Denial:** If your credit, work history, income, criminal, eviction history or anything makes it improbable that Gates can rent to you AND these problems cannot be rectified, you will be denied and the property will immediately become available to others.
- **IF Approved:** We will contact you as soon as you are approved and set a time for signing the contract. Contracts must be signed within 48 hours of approval.
- **First month's rent & Filter Fee** must be paid when you sign a contract with a **money order/Cashier's Check**. On the day of contract signing, bring a **Money order/Cashier's Check for the Security Deposit**.
- **At possession, you pay the security deposit, along with any pet fees** when you pick up the keys. This must be paid by a separate **Money order/Certified Check as well!**

NO DRUG OR CRIMINAL ACTIVITY PERMITTED ON OUR RENTALS!

ALL PROPERTIES ARE NON-SMOKING

Edited 6/29/2022