



Ashmore Bridge Estates

ashmorebridgeestatesapartmenthomes.com

PARTNERING WITH TGHA
to provide affordable housing.

**CALL US
NOW**



- **2 Bedroom Homes**

The York 1075 sf

The Lexington 1120 sf

The Charleston 1200 sf

- **3 Bedroom Homes**

The Dorchester 1250 sf

The Hampton 1550 sf

- **Apartment Features**

Fully equipped kitchen

Wood burning fireplace

Patio/Outdoor storage in select units

Faux wood vinyl flooring

Contact us for more information

+864-703-3363

ashmorebridgemail@highmarkres.com

423 W Butler Road, Mauldin, SC 29662





ASHMORE BRIDGE ESTATES

Floorplans:

- **2BR/1.5BA Townhomes: 1075 – 1120 Sq. Ft.**
- **2BR/2BA Garden Homes: 1200 Sq. Ft.**
- **3BR/2BA Garden Homes: 1230 – 1250 Sq. Ft.**
- **3BR/2.5BA Townhomes: 1550 Sq. Ft.**

Prices Vary and Can be Found on our Website at <https://www.AshmoreBridgeEstatesApartmentHomes.com>

Amenities: Fully Equipped Kitchens w/Dishwasher, Range, Refrigerator, Disposal, Ample Cabinet Space, Washer/Dryer Connections, and Patios

Features: Sparkling Swimming Pool, 2 Playgrounds, 24-hour Fitness Center, Business Center, Dog Park, & After-Hours Emergency Maintenance

Application Fee: \$50 (Nonrefundable) per applicant age 18 and over
Admin Fee: \$150 (Nonrefundable; due within 48 hours of approval)
Security Deposit: Approved - \$500 (refundable) OR apply with Rhino
Approved w/ conditions – \$1500 (refundable) OR apply with Rhino
Admin fee will be forfeited if application is canceled.
Lease Term: 6-13 Months [pricing may vary according to lease term]

Utilities:

Electric, Water, & Gas (only in select units): Residents establish accounts with Duke Energy, Greenville Water, & Piedmont Natural Gas (Gas apts #s 104D, 106D, 108D, & 02M – 28M)

Pest Control: \$5.00 per month | **Trash:** Billed by 3rd party Conservice by volume

Renter's Insurance: Renter's Insurance is **required**. Residents Must Provide Proof of Insurance with \$300,000 Personal Liability Coverage, or Have the Option of Opting Out of The Requirement for an Additional \$9.00/month (CIS General Liability Policy)

Pet Fee & Deposit: First pet deposit \$250, second pet deposit \$150. First pet fee \$250, second pet fee \$150. (Limit 2 pets; ONLY dogs and cats accepted)

Monthly Pet Rent: \$35 monthly per pet

Please Note Restrictions: Vaccination records and animal interview **required**.



Qualifying Criteria

The Company and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents.

Occupancy Standard

Two persons maximum per bedroom. (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law.)

Age Requirements

Leaseholders must be at least 18 years of age. All persons aged 18 years or older are required to submit an application for approval.

Identification Verification

All Applicant(s) aged 18 and older hereby consent to the management company sharing Applicant's nonpublic personal information for the purpose of management receiving identity verification in connection with the application. All Prospects and Tour Guests aged 18 and older must provide current valid ID to be scanned and verified in order to tour the Community. Upon application submission, each Adult Applicant must submit current, valid ID for verification in order to move forward with the application process. Additionally, each Leaseholder and Adult Occupant must present current valid ID at the time of move-in to be scanned and verified before keys will be issued.

Non-U.S. Citizens

All applicants aged 18 and older who are non-U.S. citizens must complete supplemental application information, as well as provide one of the documents listed in the supplemental information required. The document provided must be current to be accepted.

Credit History – Previous 5 Years

Our credit screening agency evaluates credit history and, outside of pandemic-era limitations, unsatisfactory credit may disqualify an applicant from renting an apartment home at this community. Unsatisfactory credit may include past or current bad debts, landlord debt, evictions, late payments, etc. Bankruptcies and foreclosures will be evaluated as part of the overall credit status.

Rental History – Previous 5 Years

Outside of pandemic-era limitations positive rental history within the past five years is acceptable for standard approval. A lack of rental history within the past 5 years will require additional deposit. Negative rental history may result in conditional approval or denial. Any evictions within the past five years will result in denial. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

Income/Employment Requirements

The gross monthly income, on average, must equal 2.75x the monthly rental amount, or the applicants' portion of the monthly rental amount when there is a government subsidy. The income requirement may be modified if required by federal subsidy or financing programs. All Applicants must present evidence of current employment. If not employed, evidence of regular income must be provided. Applicants who are self-employed for less than one year or are a student without sufficient employment income will require a Guarantor.

Additional Income Requirements for Guarantor

A guarantor is permitted only when the income requirements are not met. The Guarantor must be a U.S. citizen, make at least 5x the monthly rent, and have established positive credit. Guarantors must follow the income verification requirements outlined below.

Income/Employment Verification

All income sources require supporting documentation and verification. Applicants must provide access to banking/payroll data as applicable for automated verification as part of the application process. If manual verification is required, at a minimum, the following will be required:

- Currently Employed – Paystubs covering most recent 60 days and most recent bank statement
- New Employment/Employment Offer – Offer letter and paystubs covered most recent 60 days within the past four months and most recent bank statement
- Self-Employed (for more than 1 year) – Previous year's tax transcript from the IRS and most recent bank statement
- Other Recurring Income (SSI, Retirement, etc.) – 3 most recent bank statements

Note: Multiple account statements may be required if money is deposited into multiple accounts.

Security Deposit/Deposit Alternative Requirements

All leases require a security deposit or an approved deposit alternative. Applicants who are conditionally approved for unsatisfactory credit findings, no established credit history, no established rental history, or negative rental history that does not result in denial will require an additional deposit or equivalent deposit alternative coverage. The standard application deposit amount will be due within 24 hours of notification of approval to hold the selected apartment off the market. The application deposit will be applied to security deposit upon move-in, or if the deposit alternative option is selected, the application deposit will be applied to rent. Any additional security deposit amount required as a condition of approval will be due by the move-in date.

