

THE RESERVE AT LAKE CAROLINA

APPLICATION PROCESS

We are working to maintain a high quality community. We want to make sure that residents do not use the rental property for illegal activity. Therefore, we have a very thorough screening process.

If you meet the application standards and are accepted, you will have the peace of mind of knowing that other resident are screened with equal care.

Please review the following list of criteria. If you feel you meet these standards, please apply. NOTE: We provide equal and fair housing opportunities. We do not discriminate against race, sex, color, national origin, religion, familial status or handicap.

Application Screening Criteria

A complete application: If a line is not completed (or the omission explained), we will return the application to your for completion.

A verifiable rental history: It is your responsibility to provide necessary information that allows us to contact your past landlords. You must have a history of paying your rent on time, have given proper notice and must not owe any money to your landlord. If we are unable to verify your pervious Landlords and/or references, we reserve the right to deny your application.

Income and resources: Verifiable gross monthly income must be a minimum of 3 times the monthly rent. Fixed monthly obligations may not exceed 25% of such income. If you are roommates, each of you must have gross income of no less than 2.5 times the monthly rent. A co-signer (parent or legal relative) must satisfy 5 times income requirements for individuals whose income does not meet the minimum standard. Verifiable income shall include 2 YTD check stubs, income confirmed by an employer, trust officer, or for self employed persons, through 2 years of prior tax returns.

Your credit report: Your credit standing must reflect accounts that are current. Management reserves the right to require additional deposit if past payment history is unacceptable.

One piece of identification must be shown: We require photo identification (driver's license, state issued ID, or identification issued by local, state or federal government).

You Will Be Denied If:

If you misrepresent any information on the application in general or if misrepresentations are found after the rental agreement has been signed, your rental agreement will be terminated immediately upon such discovery.

Previous landlords report significant complaint levels of noncompliant activity, including but not limited to:

- Repeated disturbance of the neighbor's peace
- Reports of any illegal activities
- Damage to the property beyond normal wear and tear
- Reports of violence or threats to landlords or neighbors
- Allowing persons not on the Rental Agreement to reside at the residence
- Failure to give proper notice when vacating the property
- Failure to pay rent in a timely manner
- Previous landlords would be disinclined to rent to you again for reasons pertaining to the behavior of yourself, your pets, or others allowed on the property during your residency.
- If you have ever been convicted for any type of crime that would be considered a serious threat to rental property or to a neighbor.

If you are accepted, you will be required to sign the Rental Agreement in which you will agree to abide by the policies of this rental property. A copy of this contract is available for your review. Please read the Rental Agreement carefully, as we take each and every part of the Agreement seriously. It has been written to protect the rights of both our residents and the owners of the community.

Resident

Resident

Date