



838 South Parker Drive
Florence, SC 29501
(843) 669-2246

We're so happy that you would like to make South Parker Commons your home! Please complete the attached Rental Application in its entirety, and return with the required application fee, proof of income, and signed Landlord Rental History Release form.

The application fee is non-refundable, even if the application is rejected. All prospective household occupants that are 18 years of age or over (and Co-Signer if applicable) must apply. Application fees must be made payable by money order or bank cashier's check only at the time of applying.

As a potential Landlord, we must be able to verify your identity and review your detailed credit history report as part of our qualifying process. Applicants must provide both a valid driver's license or state-issued identification card and social security number. We are unable to accept identifications which have been issued outside of the U.S.A.

APPLICANT TAKE NOTICE:

Each Tenant on the Lease will be held jointly and severally liable for all terms and obligations under a single written Lease. Joint and several liability means that each Tenant takes full financial responsibility and will be held solely liable for the entire amount of rent or other charges due, for fulfilling all conditions of the lease, and for any/all damages to the rental.

A Roommate is not named as the Tenant but has received the approval to reside in said apartment. While private agreements between Tenant and Roommate may avoid problems by specifying the financial obligations and personal responsibilities of each to the other, Tenant is strongly cautioned that such agreements are not binding on the Landlord.

A deposit against damages equal to one and one-half (1 1/2) month's rent is required. *Co-Signer Rental Application is available upon request. Approval will be at the sole discretion of South Parker Commons. All applications will be considered fairly and consistently.

Applicant Initials: _____ Today's Date: _____ Preferred move-in date: _____



We have the same standards for all applicants and do business in accordance with The Federal Fair Housing Law. It is illegal to discriminate against any person because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

RENTAL APPLICATION

Age & Identity

Applicant must be of legal age, 18 years or older, and must be able to verify identity. We are unable to accept identifications which have been issued outside of the U.S.

We will need from you: valid driver's license or state-issued identification card.

First Name _____ Middle Name _____ Last Name _____

Present Address: _____ City _____ State _____ ZIP _____

Telephone number (mobile): _____ (home): _____ (work): _____

Email address: _____

Driver's License Number: _____ State of Issue: _____ Date of Birth: _____/_____/_____

Credit/Criminal History

Items including, but not limited to, the following will adversely affect an overall credit payment performance: Late payments, bankruptcy, charged off accounts, collections, judgments, foreclosure, repossession, tax liens, length of credit history, number of credit inquiries, high credit balances/credit utilization, payday loans, pawn shop loans and auto title loans, and credit counseling debt management services. (An applicant with no credit history, or with a positive credit history that is limited, will require a qualified *Co-Signer. Derogatory credit will disqualify.) If we attempt to process your application but are unable to gain access to your credit history report due to a Credit/Security Freeze or Fraud Alert, your application will be rejected and you will be required to pay another application fee if you wish to resubmit. Any Applicant found to be on a Sex Offender Registry or Terrorist database will automatically disqualify. Additionally, at the sole discretion of South Parker Commons, a background check cannot suggest that any applicant may endanger the safety, security, or welfare of others.

We will need from you: a social security card, tax return, or another official document confirming the last four (4) digits.

Social Security Number: _____ - _____ - _____

Have you ever used any other names/aliases? If yes, indicate here: _____

Are you a U.S. Citizen? (circle one) Yes No

Have you been convicted of any crime in the past ten (10) years? If yes, please list: _____

Filed or in the process of filing a bankruptcy? No _____ Yes _____

Convicted of a felony or major misdemeanor? No _____ Yes _____

Received deferred adjudication for a felony? No _____ Yes _____

Been evicted or a defendant in any Landlord action? No _____ Yes _____

Broken a lease? No _____ Yes _____

Owe any balance to any previous Landlord? No _____ Yes _____

Income

Each applicant's gross income (adjusted gross income (AGI) for self-employed applicants) must be at least three (3) times the rental amount. Applicant's Debt-to-Income ratio (DTI) must not exceed fifty percent (50%). Income and Employment must be verifiable. Foreign income must be reported on U.S. tax return. Temporary income is not adequate. Tips cannot be factored in. Applicant must supply any/all financial documentation that is deemed necessary by South Parker Commons. If combining incomes, both applicants must apply as Head of Household and all debts will be combined when calculating DTI and the combined incomes must be at least four (4) times the rental amount.

We will need from you: Two (2) most recent paystubs indicating Year-to-Date earnings, if applicable. Paystubs must display applicant's name and cannot be screenshots of a document. Other documentation that will be considered include Current Social Security Benefit Statement, Retirement/Pension Distribution Statement, Court Ordered Awards Letter, other official *Permanent* Benefit Verification Letter, and/or New Employment Acceptance Letter (must be on company letterhead, include company contact information, guaranteed salary or hourly wage with minimum number of hours to be worked, and hire start date) Self-employed must attach personal Federal tax return for previous tax year reflecting Gross Taxable Income.

Present employer: _____

Address: _____

Supervisor's name: _____

Position held: _____ Date started: _____

Gross **Monthly** Income Amount: _____

If date started is less than three (3) years, list previous employer: _____

Address: _____

Supervisor's name: _____

Position held: _____ Date started: _____ Date ended: _____

Gross **Monthly** Income Amount: _____

Income from other sources:

*Source: _____ Duration: _____ Monthly Amount: _____

*Source: _____ Duration: _____ Monthly Amount: _____

Residential History

Current/Previous residence(s) for the preceding twelve months is required (must be located within the Continental United States – 48 Contiguous States). Residential history must be verifiable and Current/Previous landlord references cannot be family members or friends. Applicants must have an excellent rental payment history and have fulfilled all terms of the lease agreement. If the applicant owns or has recently sold a residence, proof of ownership of said residence and the real property that it is affixed to will be required. A timely tax payment history is necessary and, if a mortgage was applicable, then an excellent mortgage payment history is necessary. Any unsatisfied rental/mortgage debt, record of lease violation/notice, late payment/insufficient check payment history, failure to maintain cleanliness of premises or other property damage/negligence, illegal acts, court action, eviction, or other non-compliance will disqualify. (An applicant with no rental or ownership history as stated above will require a qualified *Co-Signer.)

Present landlord or mortgage company name: _____

Address: _____

Telephone number: _____

Monthly rent or mortgage amount: _____ From _____ to _____

Reason for leaving: _____

****If less than three (3) years:**

Previous landlord or mortgage company name: _____

Address: _____

Telephone number: _____

Monthly rent or mortgage amount: _____ From _____ to _____

Reason for leaving: _____

How did you hear about us? Apartments.com Social Media On-Site Signage Familiar with local apartments

Other (Please list any current tenants that may have referred you) _____

Additional Details

For reasons of health and safety, occupancy guidelines permit a maximum of four (4) people per household. **A separate application must be completed for all persons 18 years of age and over.**

List all occupants that will be residing in the apartment, either temporarily or permanently, including self:

Name	Relationship	Date of Birth
	<i>Self</i>	

List all vehicles to be parked on South Parker Commons premises (All vehicles must be legally licensed, registered, and insured):

Year	Make	Model	Color	License Plate No.

Emergency Contacts, please provide two:

Name	Telephone Number	Address	Relationship

Personal References, please provide two:

Name	Telephone Number	Address	Relationship

Pets

A limit of two pets is permitted per household - certain restrictions and charges apply. Landlord may require a DNA genetic analysis as evidence of the dog's breed prior to approving. Chow-Chow dogs also known as Songshi-Quan, and Pit Bull dogs also referred to as American Staffordshire Terrier, Staffordshire Bull Terrier, Bull Terrier or American Pit Bull Terrier, or any dog with a mix thereof, are STRICTLY PROHIBITED. Dogs which display similar physical traits or characteristics to the dog breeds listed herein shall be treated as prohibited breeds. Applicants with a dog must supply a current photograph of dog and copy of Rabies Vaccination records along with the Rental Application. All dogs must meet with office staff for a dog interview and receive written approval prior to being brought on premises. If staff determines that the dog displays any troubling or aggressive behavior, permission will not be granted. All pets will be considered on a case-by-case basis at the sole discretion of Landlord.

We will need from you: Vaccination records, for dogs, and a current photograph, of each pet, MUST be submitted with the application.

List any/all pets, either permanent or temporary/visiting, that any household member either have or expects to have:

Pet Name	Species (Cat/Dog/Etc.)	Breed	Adult Weight	Current Age

In connection with my rental application with you, I hereby release and authorize Habitat 2000 LLC, its employees, officers, agents, and directors to make any credit, employment, current and former rental history, criminal background, and reference inquiries as deemed necessary by them, whether from private or public sources. I understand that this notice will also apply to any further update reports that may be requested. I hereby release Habitat 2000, LLC, its officers, members, agents, directors, and employees from any claim(s) that might arise in the future from this authorization. Further, I certify that the information stated is true and complete, and has been furnished by me/us knowing that you intend to rely on it in considering my/our application. I also understand that any false or misleading information provided will be immediate cause for rejection of the applicant(s).

Applicant Signature Date

Office Use Only

Date Received	Amount	Description
__ 1 st __ 2 nd __ Tile __ Carpet __ Any __ W/D		