

Carolina Place Apartments

Rental Application & Security Deposit Agreement Qualification Criteria

1. Applicant must be 18 years of age or older.
2. Applicant must have verifiable employment for a minimum of one year. This employment must be in good standing and supported by providing copies of your most current pay stub.
3. Applicant must have a gross monthly income of at least three times the monthly rent.
4. Applicant must have verifiable residence for a minimum of one year and receive a good reference from a landlord or Mortgage Company.
5. Applicant must meet the credit standards established for Carolina Place.
6. Each roommate must complete a Rental Application and be a leaseholder.
7. An Application Fee of **\$45.00** per person is due at the time the Rental Application is submitted, in addition to a **\$199.00 (Currently Waived)** reservation fee will continue to be waived only if the residents are moving in within a 30-day period. If it is more than 30 days, they will have to pay the reservation fee in a separate money order. Reservation fee. These are non-refundable fees and is made payable to Carolina Place Apartments.
8. A Security Deposit of **\$200.00** is due at the time the Rental Application is approved. **Please separate application fees/ deposits into separate cashier checks or money orders.**
9. This is also payable to Carolina Place. **Cash is not accepted.**
10. The Security Deposit will be refunded to Applicant if Rental Application is not approved. If the Applicant decided to cancel his/her application **after** 72 hours of submitting Rental Application, the Security Deposit is forfeited in full by Applicant as liquidated damages. A **\$300.00** non-refundable Pet Fee will be charged at move in to any applicant who has a pet and weight of 60 pounds at full growth with breed restrictions. Written verification from a licensed veterinarian that the pet has received (and is current) all shots, etc. is required.

I have read and understand the leasing criteria set forth by Carolina Place Apartments.

Applicant Signature

Date

Applicant Signature

Date

APPLICATION PROCESSING REQUIREMENTS

Occupancy Guidelines:

No more than (2) people per bedroom are permitted in the leased premises.

Credit History:

A credit report will be acquired for all applicants and must have a positive credit history with an approval rating score. Co-Signors are not permitted. A negative credit history is grounds for automatic denial of an application. Negative credit history includes but is not limited to any of the following:

- **Bankruptcies without having re-established credit with the highest rating available.**
- **Judgments/collections or unpaid balances from previous landlords**
- **Lawsuits pending or not remedied.**
- **Medical bill discrepancies will be taken into account if they are the only discrepancy on the report.**

Criminal History:

A criminal background report will be acquired for all applicants. A negative criminal history is grounds for automatic denial of an application and includes, but is not limited to, the following:

- **Felony Convictions**
- **Any Illegal Drug, Sex or Terrorist Related Charges or Convictions**
- **Active Status On Probation Or Parole Resulting From Any Of The Above**

Rental History:

Any negative rental history is grounds for the denial of an application. Negative rental history includes, but is not limited to the following:

- **Property Damage**
- **Collection activity or court actions for judgments**
- **Non-compliance of leasing term or policies**
- **Complaints regarding noise or neighbor problems**

