

**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 proof 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 the Carolina Place Apartments.
6. Each roommate 18 or older must complete a Rental Application and be a lease holder.
7. An Application Fee of \$50.00 per adult is due at the time the Rental Application is submitted.
8. A Reservation Fee of \$199.00 is due upon submission of application.
9. The application fee and reservation fees are non-refundable fees and must be made payable to Carolina Place Apartments.
10. A Security Deposit of \$300.00 is due at the time the Rental Application is submitted in a separate money order. This is also payable to Carolina Place Apartments. Cash is **not** accepted.
11. The Security Deposit will be refunded to Applicant if Rental Application is not approved. If Applicant decides to cancel his/her application **within** 72 hours of submitting the Rental Application, the Security Deposit will be refunded. 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.
12. A \$300.00 non-refundable Pet Fee will be charged at move into any applicant who has a pet. We allow (2) pets per apartment home. We accept pets up to 60 lbs. (combined weight) and must be over 1 year old. With breed restrictions, and a 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

Carolina Place Apartments
217 Carolina Forest Blvd.
Jacksonville, NC

Phone: (910)238-2201

Fax: (910)238-2209

Email: carolinaplace@dthmanagement.com

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**

