

APPLICATION FOR OCCUPANCY

(PLEASE PRINT & FILL IN ALL BLANKS COMPLETELY)

We do Business in Accordance with the Fair Housing Acts

Apt. No. _____ Move In Date _____

(MGMT. SHALL NOT BE LIABLE FOR DELAY IN
POSSESSION OF APARTMENT UNIT)

Rental Rate \$ _____ Lease Term _____

Each person who is an applicant, guarantor or co-signer must fully complete a SEPARATE application and meet ALL rental qualification requirements for employment (or source of income for paying rent), rental history, credit, and criminal background. A valid government issued photo ID is required with this application and at the time of move-in.

I learned of these apartments from _____

Name _____ Email Address _____

Cell Phone No. (_____) _____ - _____ Home Telephone No. (_____) _____ - _____

DOB / / Social Sec No. _____ - _____ - _____ State & ID No. _____ Sex: Male _____ Female _____
MM DD YYYY

MINORS (UNDER 18 YEARS OF AGE) LIVING WITH YOU

Name _____ DOB / / Relationship _____ SSN _____ - _____ - _____
MM DD YYYY

Name _____ DOB _____ / _____ / _____ Relationship _____ SSN _____ - _____ - _____

Name _____ DOB _____ / _____ / _____ Relationship _____ SSN _____ - _____ - _____

PETS

Pet Type & Breed _____ Pet Color _____ Weight _____

Pet Type & Breed _____ Pet Color _____ Weight _____

PART 1 – RESIDENCE HISTORY

CURRENT ADDRESS _____ How long? _____ years _____ months

CITY STATE ZIP CODE Reason for moving? _____

Amount of Rent / Mortgage \$ _____ If renting, Landlord's Name & Telephone Number _____

Mortgage Company & Phone No. _____ Loan No. _____

PREVIOUS ADDRESS _____ How long? _____ years _____ months

If less than 5 years at current Reason for moving? _____

CITY STATE ZIP CODE

Amount of Rent / Mortgage \$ _____ If renting, Landlord's Name & Telephone Number _____

Mortgage Company & Phone No. _____ Loan No. _____

PART 2 – EMPLOYMENT (List most recent first and so on)

Name of Company	Street Address	City	State & Zip Code	Position	Dates of Employment	MONTHLY Gross Income	Supervisor & Telephone No.

ADDITIONAL INCOME

Type of Income	Income Source	Amount	Frequency	Additional Information



PART 3 – CURRENT BANK REFERENCES

Bank Name _____ Checking Acct No. _____ Savings Acct No. _____

PART 4 – TRANSPORTATION

1) Make & Model _____ Color _____ Tag No. _____ County _____ State _____

Financed by _____ Account No. _____ Monthly Payment \$ _____

2) Make & Model _____ Color _____ Tag No. _____ County _____ State _____

Financed by _____ Account No. _____ Monthly Payment \$ _____

PART 5 – EMERGENCY CONTACT & PERSONAL REFERENCES

Emergency Contact _____ Relationship _____ Email _____

Address _____ City & State _____ Zip _____ Phone No. _____

2 Personal References in addition to your Emergency Contact:

Name _____ Email _____

Address _____ City & State _____ Zip _____ Phone No. _____

Name _____ Email _____

Address _____ City & State _____ Zip _____ Phone No. _____

PART 6 – MANDATORY SCREENING QUESTIONS

You must answer each of these questions. If you answer "Yes" to any of them, you must provide additional details.

- 1. Have you or anyone who will be living in the apartment ever been evicted or a defendant in an eviction action?
2. Have you or anyone who will be living in the apartment ever been asked to move out prior to the lease expiration or moved from a dwelling before the lease expiration without the owner's prior consent or knowledge?
3. Is any apartment community or previous landlord attempting to collect money from you or anyone who will be living in the apartment?
4. Has a Bankruptcy ever been filed or discharged by you or anyone who will be living in the apartment?
5. Have you or anyone who will be living in the apartment ever been convicted, charged, arrested, indicted, plead guilty or no contest or received deferred adjudication or probation to felonies or misdemeanors related to Crimes against a Person, Drug offenses, Theft by Check, Worthless Check, Sexual offenses, Terroristic offenses, Prostitution offenses, Weapons offenses or Cruelty to Animals?

Please provide additional details explaining any questions to which you answered "Yes":

APPLICATION FEE AND SECURITY DEPOSIT

Applicant has submitted the sum of \$ _____, which is a nonrefundable payment for a credit check and processing of application, receipt of which is acknowledged by management, such sum is not a rental payment or payment of the lease fee.

SECURITY DEPOSIT: Resident agrees to deposit \$ _____ with management before taking possession of the apartment as security for resident's fulfillment of the conditions of this agreement.

- (1) Lease term has been fulfilled.
(2) All monies due management by resident have been paid; and
(3) Apartment is not damaged and is left in its original condition, normal wear and tear expected.
(4) Satisfied a written notice as required by lease agreement.

Deposit may be applied by management to satisfy all or part of resident's obligations and such act shall not prevent management from claiming damages in excess of the deposit. Resident agrees not to apply the deposit to any rent payment. Resident's security deposit by management in Escrow Account No. _____ at _____.

First Month's Rent \$ _____
Pro-rated Rent \$ _____
Other \$ _____
TOTAL Amount Due \$ _____



ADMINISTRATIVE FEE AGREEMENT

Manager acknowledges receipt of \$ _____ dollars nonrefundable.

Administrative Fee: It will be refunded in the event of the cancellation by applicant during the first three (3) days from the date of the application for occupancy. It is not refundable thereafter.

Applicant acknowledges the administrative fee does not release the resident from liability from damages to the apartment above normal wear and tear. Applicant has the right to inspect the apartment prior to occupancy; discrepancies are to be noted on the move-in checklist provided at that time. Unit is to be inspected by Resident and Property Manager (or appointee) before and after occupancy. Applicant responsible for any damages upon move-out, above normal wear and tear, not listed on move-in checklist. The rental payment will commence on move-in date _____ whether applicant has moved in or not. Should apartment not be available for anticipated move-in date and a rescheduled date is not acceptable, the applicant's leasing and application fee will be refunded.

CONSENT TO CREDIT AND CRIMINAL BACKGROUND CHECKS

Management uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations.

Based upon your credit score, your application will be accepted, rejected or accepted on the condition that an additional security deposit is paid. **Final approval is contingent upon the completion of the Absolute Island Management, Inc. full application AND proof of monthly income.** If we are unable to verify your income, or your income is contrary to your income stated on your application, our acceptance of your application will be withdrawn.

If your application is rejected or is accepted with conditions, you will be given the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

I hereby consent to allow Absolute Island Management, Inc. through its designated agent and its employees, to obtain and verify my credit information; conduct a landlord tenant court records search; conduct a multi-state sex offender registry search, and to obtain and verify my criminal background history, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Absolute Island Management, Inc. and its agent shall have a continuing right to review my criminal background history, credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

REQUIRED SIGNATURES

I certify that the above information is true to the best of my knowledge and completely authorize its verification.

APPLICANT SIGNATURE

DATE

AGENT FOR MANAGEMENT
for Absolute Island Management, Inc.

DATE

PROPERTY MANAGER
for Absolute Island Management, Inc.

DATE



Statement of Rental Policy

Absolute Island Management, Inc.

EQUAL HOUSING OPPURTUNITY: Absolute Island Management, Inc is an equal housing opportunity provider. This community does not discriminate on the basis of race, color, sex, national origin, religion, disability, or familial status. Absolute Island Management, Inc fully supports and complies with the Federal Fair Housing Act and all local and state laws regarding fair housing.

TOURING OF THE COMMUNITY: All visitors must present a valid driver's license or other government issued picture identification to tour the community.

SCORING OF YOUR CONSUMER CREDIT: This community uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, this information is compared to the credit performance of other applicants with similar profiles which predicts how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based upon you credit score, your application will either be accepted rejected, or accepted on the condition that an additional security deposit be paid. If your application is rejected or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

INCOME VERIFICATION: If your application is accepted or accepted with conditions, prior to moving into the apartment we will require verification of income by presenting the two most current pay stubs. If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

SEX OFFENDER REGISTRY: All Applicants and occupants over the age of 18 who will be occupying an apartment must meet the applicable sex offender registry qualification criteria and consent to a multi-state sex offender registry search. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their multi-state sex offender registry search. If your application is rejected based on the discovery of public records that indicate an unacceptable sex offender history, you will be given the name, address, and telephone number of the consumer reporting agency that provided the sex offender history report. An applicant rejected based on such sex offender history report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report an submit a new application to this community for further consideration. **Our policy of performing a multi-state sex offender registry search during the application process does not constitute a representation, warranty, or guarantee that all other residents and occupants living in the apartment community have no sex offender histories.**

CRIMINAL BACKGROUND HISTORY: All Applicants and occupants over the age of 18 who will be occupying an apartment must meet the applicable criminal background qualification criteria and consent to a criminal background check. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their criminal background check. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address, and telephone number of the consumer-reporting agency that provided the criminal background report. An applicant rejected based on such a criminal background report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report an submit a new application to this community for further consideration. **Our policy of performing a multi-state sex offender registry search during the application process does not constitute a representation, warranty, or guarantee that all other residents and occupants living in the apartment community have no sex offender histories.**

CO-SIGNERS: In the event a co-signer is permitted, the co-signer must complete an application. Co-signers must meet all income and qualifying criteria. A co-signer will be fully responsible for all sums that come due under the rental agreement, any renewals or extensions and any damages exceeding normal wear and tear if the occupying resident(s) default.

OCCUPANCY POLICY: No more than two (2) persons per bedroom or sleeping space shall be permitted to occupy an apartment. A child or infant who is under the age of twelve (12) months (including an unborn child) at the time of leasing or renewing an existing lease will not be counted in determining the maximum number of persons who may occupy an apartment.

The exception of not counting an infant under the age of twelve months only applies to one child, and does not apply when there is more than one child under the age of twelve months (such as twins, triplets, or two or more children under age twelve months). At the time of renewal, a child who is at least twelve months old will be counted as an additional person for purposes of determining the

maximum occupancy allowed. If there are two or more children under the age of twelve months, then they will be considered as additional persons under the standard.

Two persons who wish to rent a one-bedroom apartment are allowed to do so even though the mother is pregnant and will deliver during the lease term. Two persons who wish to rent a one-bedroom apartment and already have a child who is under twelve months of age at the time of leasing or renewal are allowed to do so.

Residents who have exceeded the occupancy restriction are not required to “upgrade” (move to a larger apartment) until the end of their current lease or renewal term (not including any month to month automatic renewal extensions).

Maximum Occupancy Allowed

One Bedroom	2 persons plus one infant under the age of twelve months
Two Bedrooms	4 persons plus one infant under the age of twelve months
Three Bedrooms	6 persons plus one infant under the age of twelve months
Four Bedrooms	8 persons plus one infant under the age of twelve months

The South Carolina Commission on Equal Opportunity has approved this policy for use only at properties managed by Absolute Island Management, Inc until further notice by the Commission.

VEHICLES: Parking is permitted as follows: one bedroom apartment or studio – 2; two or three bedroom apartment – 3; four bedroom apartment – 4. Additional parking spaces may be rented if available. Boats, trailers, commercial vans and campers are not permitted to be parked on the property at any time except, if available, in designated parking areas only. Unsightly or inoperable vehicles are not permitted and may be towed at owners expense by management. Such unsightly or inoperable vehicles are determined at the sole discretion of the management. Each applicant agrees to be bound by and sign all addenda to the lease that pertain to parking rules and regulations.

PETS: Pets are prohibited unless applicants comply with the following regulations and obtain management’s express written approval. Pet Agreement must be signed and followed. Only _____pet(s) per apartment. Pets shall not exceed _____ pounds at full maturity. Pets must be commonly recognized as an accepted domestic pet. No dogs allowed in high-rise developments. Pets must be spayed or neutered. Residents are responsible for having dogs leashed at all times and cleaning up after their pets. A pet deposit and/or fee of \$ _____ is due prior to a pet entering an apartment and monthly pet fees may be established.

Absolute Island Management, Inc is committed to providing quality housing to all persons without regard to race, color, religion, sex, national origin, family status, or disability. Our company seeks to lease its apartments at the most competitive rates obtainable in each community’s housing market. This is done by comparative pricing, negotiated rents, and pricing incentives to obtain the highest rental income possible for the owners of our properties. There may be price differences as to the effective rental rates obtained by our residents depending on the leasing or marketing program then in effect and the time and date on which they visited the property or applied for residency.

Applicant Date

Applicant Date

Agent Date