

Carolina Breeze / Carolina Oaks

100 Cedar Street #105

Myrtle Beach, SC 29577

Phone 843-626-2866 ♦ Fax 843-448-1472

RENTAL HOUSING APPLICATION

PLEASE PRINT LEGIBLY and COMPLETE THE ENTIRE FORM:

Name 1: _____ **SSN:** _____ **DOB** _____

Tel # _____ Alternate # _____

Other Occupants including Children: Name _____ DOB _____

Name _____ DOB _____ Name _____ DOB _____

ADDRESS INFORMATION: Current - Address, City, Zip (Last 2 years)

How long at this address: _____ Years / Months Landlord: _____

Tel#: _____ Monthly Rent: _____

Previous Address: (Address, City, Zip) _____

How long at this address: _____ Years / Months Landlord: _____

Tel#: _____ Monthly Rent: _____

Employment Information

Current Employer _____

How long at this Employer: _____ Job Title: _____ How long in position: _____

Gross Monthly Wages: _____ Supervisor _____ Ph# _____

Additional Income Source: _____

Monthly Amount: _____ Phone # _____

Name 2: _____ **SSN:** _____ **DOB** _____

Tel # _____ Alternate # _____

Other Occupants including Children: Name _____ DOB _____

Name _____ DOB _____ Name _____ DOB _____

ADDRESS INFORMATION: Current - Address, City, Zip (Last 2 years)

How long at this address: _____ Years / Months Landlord: _____

Tel#: _____ Monthly Rent: _____

Previous Address: (Address, City, Zip) _____

How long at this address: _____ Years / Months Landlord: _____

Tel#: _____ Monthly Rent: _____

Employment Information

Current Employer _____

How long at this Employer: _____ Job Title: _____ How long in position: _____

Gross Monthly Wages: _____ Supervisor _____ Ph# _____

Additional Income Source: _____

Monthly Amount: _____ Phone # _____

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GENERAL INFORMATION

Emergency Contact Name: _____ Ph #: _____

Vehicle #1 Make/Model/Year: _____ License Plate # _____

Vehicle #2 Make/Model/Year: _____ License Plate # _____

How did you hear about us? _____

Have you ever been evicted? _____

Do you own any pets? (circle) YES NO

If "yes", list type, breed and weight: _____

If yes, a Pet Fee will be required. If you bring a dog onto the property after your move-in, you will be required to complete a Pet Addendum and pay the Pet Fee.

APPLICATION FEE:

Applicant has submitted the non-refundable sum application as payment for a credit check and processing fee. The sum of which is not a rental payment. If this application is not approved, the sum will be retained by Management to cover the cost of processing this application as furnished by applicant. This application must be signed before it can be processed by Management. Any false information will constitute grounds for rejection of application.

I certify that the above information is correct and complete and hereby authorize *Carolina Breeze* to make any inquiries necessary to verify and evaluate the above information. I (we) grant you permission to obtain a credit report; verify my (our) current and previous rental history; and perform a criminal background check.

When I submit a deposit with Management, I understand its purpose is to hold an available apartment unit pending my application. If my application is accepted, I understand this deposit can be applied toward all monies due prior to taking possession of the premises. I also agree to execute Management's usual rental agreement within 3 days of acceptance of my application. If for any reason Management decides to reject my application, then Management will refund my deposit. I understand that I may cancel this application by written notice within 48 hours of approval notification and receive a full refund of this deposit. If I cancel after 48 hours of approval notification or fail to execute Management rental agreement within 3 days of application approval, or refuse to occupy the premises on the agreed upon date, I understand this deposit will be forfeited by me to said community as liquidated damages.

Applicant Signature

Date

Applicant Signature

Date

Amount of Application Fee: \$ _____

Amount of Deposit: \$ _____

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Rental Criteria

All residents and visitors at the property will be treated fairly and consistently without regard to Race, Color, Sex, Nation Origin, Disability or Familiar Status.

1. Age- Minimum age of 18 must be validated by Driver’s License or equivalent. Picture ID is required.
2. Income- Gross Monthly Total must be two-and-one half times the monthly rent. Income verification is required. If check stubs cannot be provided, verification may be obtained through receipt of a letter from the employer on company letterhead and verbal verification by employer. Applicant must provide documentation that he/she can be employed in the U.S.
3. Employment- Present employment will be verified with your previous employer for length of employment and salary. If employment is for less than 6 months at present employment, we will verify your previous employment. Exceptions may be made for students, senior citizens, or applicants with a guarantor.
4. Rental History- Prospect residents must have resided at present address for at least 6 months, paid in a timely manner, and fulfilled the terms of his/her present lease. Unpaid balances to previous landlord may be grounds for rejection. At its own discretion, management may allow residency with a substantially higher security deposit, unless proof of payment in full can be provided.
5. Credit Check- A credit report will be obtained from a reputable reporting company. Applicants denied because of criminal or credit report information may contact the reporting company (Resolve at 866-921-5388 toll free or 336-217-1005) to request a free copy of the report. We do not provide a copy of said report to the applicant.
6. Criminal History- A criminal background will be processed by the same reporting company. Applicants are rejected for the following reasons: 1) any felony convictions that include violent or sexual behavior; 2) any convictions within the last 7 years that include a crime against a person, or drug related crimes, or convictions of a sexual nature; 3) pending court dates for any accused crimes.
7. Prospective residents with questionable residence history or poor credit ratings may be subject to a security deposit of two or months rent in order to be approved for residency.

Federal Maximum Occupancy Guidelines;

- 1 bedroom- 2 persons and child under 12 months
- 2 bedroom- 4 persons and child under 12 months
- 3 bedroom- 6 persons and child under 12 months

By signing below you indicate that you understand and accept the above criteria.

Applicant

Date

Applicant

Date

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Carolina Breeze Townhomes

Please Read Carefully -- Required of all Applicants

As I apply to rent a unit, I clearly understand that Carolina Breeze Townhomes enforces the following policies:

- 8. Carolina Breeze Townhomes is a drug-free community. I understand that if any member of my household or any guest engages in drug activity, I may be evicted from this community.

Applicant Initials: _____

- 9. The lease I sign to rent a unit at Carolina Breeze Townhomes clearly states that I may NOT allow anyone who is not listed on my application as an applicant or an occupant, to live in my unit.

“Living” in a unit is defined as ANY of the following:

- 1. stays 3 or more nights; OR
- 2. leaves belongings in the unit; OR
- 3. receives mail at this address

Before allowing a new occupant to stay in your unit, the individual MUST apply at the office and be determined to have a clean criminal report. Allowing an unauthorized occupant to live in your unit or accept mail at your address is grounds for eviction.

We REQUIRE all adults living on the property to have a clean criminal report.

Applicant Initials: _____

- 10. I understand that if I do not list a pet on my application and pay the pet fee. I may NOT bring a pet onto the property without contacting the office, signing the pet addendum and paying the pet fee. Not following this requirement may be grounds for eviction.

Please also note that the City of Charlotte REQUIRES that ALL dogs are kept on a leash and that the owner clean up after the dog. You may be fined if you do not follow these city ordinances.

Applicant Initials: _____

I understand that Carolina Breeze Townhomes enforces the above policies.

Signed:

Applicant: _____ Date: _____

Applicant: _____ Date: _____