



RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify for residency, the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties unless Applicant can qualify for credit on his/her own.
- Minimum income requirements do apply. Guarantor or Applicant must make three (3) times the rental rate to qualify for residency. If Guarantor or Applicant does not make three (3) times the rental rate, the Applicant may be required to pay an additional security deposit.
- A credit report will be run on the Guarantor (or Applicant if no guarantor). An unsatisfactory report may result in the denial of the application. An unsatisfactory credit report is one that reflects past or current bad debts, late payments, or unpaid bills, liens or judgments. If your application is denied for poor credit history, you will be given the name, address, and phone number of the credit reporting agency that provided the report, as well as other information required to be provided by the Fair Credit Reporting Act. A Guarantor or Applicant with little or no credit history may be required to pay an additional security deposit.
- A Bankruptcy that has not been discharged in the past seven (7) years will result in an automatic denial.
- Rental history on the Applicant will be verified. The application may be denied for a negative rental reference. A negative rental reference constitutes any outstanding balance, eviction, complaints or lease violations to a current or previous landlord.
- Criminal history will be checked on the Applicant. Any felony guilty plea or conviction will result in the denial of the application. Any misdemeanor guilty plea or conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related (except for a single violation of simple possession of marijuana), theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature (“Serious Misdemeanor”) will result in the denial of the application. Listing on a national, state or local sex offender registry will result in an automatic denial of the application. Two or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. Any felony charge or Serious Misdemeanor charge reflected on an Applicant’s record which is still pending may also result in denial of an application. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports on any applicant in its sole discretion if it has reasonable cause to believe that a resident has been involved in criminal activity.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

Applicant

Date



Move in Date: _____

Applicant Name: _____
Last First



Desired Floor Plan: **1 Bedroom** **2 Bedroom** **4 Bedroom**
Furnished **Unfurnished** **Furnished**

Campus Edge Apartments
1000 Pine Gate Drive
Spartanburg, SC 29303
Phone: (864) 503-9415
Fax: (864) 503-9416

APPLICATION AND AGREEMENT TO LEASE

Date _____

I. APPLICANT INFORMATION

Applicant Name _____
(LAST) (FIRST) (MIDDLE)

Social Security # _____ Present Phone # _____ Birthday _____

E-Mail Address _____ Fax # _____

Present Address _____
(STREET) (CITY) (STATE/ZIP)

Present Landlord _____ Address _____

Landlord Phone # _____ Rent Amount \$ _____ How Long _____

Previous Address _____
(STREET) (CITY) (STATE/ZIP)

Previous Landlord _____ Address _____

Landlord Phone # _____ Rent Amount \$ _____ How Long _____

Name and Address of Nearest

Parent/Guardian _____
(NAME) (RELATION)

Address _____
(STREET) (CITY) (STATE/ZIP)

Home Phone # _____ Work Phone # _____ Cell # _____

II. APARTMENT OCCUPANTS (All persons who will occupy apartment)

Full Name	Relationship to Applicant	Telephone Number

III. EMPLOYMENT INCOME List all full-time and part-time employment and the anticipated income from each source.

Name	Address	Annual Income	Length Employ.	Position	Phone #	Supervisor

IV. OTHER INCOME SOURCES List all other types of income such as scholarship, trust funds, alimony, social security, etc.

Description	Annual Amount	Contact Name and Phone #

V. VEHICLE INFORMATION

Driver's License # _____ State _____

Make _____ Model _____ Color _____ Year _____

Plate # _____ State _____

VI. STUDENT INFORMATION Unless otherwise qualified, all students must have a Lease Guarantor.

Current Year in School _____ (Freshman, Sophomore, Grad. Student, etc.) College _____

VII. YOUR RENTAL/CRIMINAL HISTORY

Have you ever been evicted or asked to move out? _____ Broken a lease contract? _____ Declared bankruptcy? _____ Been sued for nonpayment of rent? _____ Been sued for damage to a rental property? _____ Been convicted of a felony? _____ Please indicate the year, location and type of each felony _____.

VIII. GUARANTOR CONTACT INFORMATION

Guarantor Name _____

Guarantor Address _____

Guarantor Employment Information:

Employer _____

Employer's Address _____

Telephone Number for Human Resources _____

Daytime Phone _____ Fax _____

Home Phone _____

Relationship to Applicant _____

Income: _____

Length of Employment _____

Social Security Number _____



APPLICANT MUST READ, UNDERSTAND, AND SIGN THIS STATEMENT

VIII. LEASE PROVISIONS

Applicant hereby agrees as follows:

Applicant has paid the required non-refundable fees (application, move-in and activities fees) simultaneously with the execution of this Application.

Applicant understands that, in consideration of this Application, Landlord has taken a rental space off the market and reserved it specifically for Applicant pending the processing of this Application and, unless the Application is rejected, pending the execution and return of all lease documents. Applicant may cancel this Application by notifying Landlord in writing within 3 days after the Application is executed. If Applicant does not cancel this Application within such 3 day period, then:

If Applicant is approved by the Landlord,

- a. All lease documents shall be completed, executed and returned to Landlord within 10 days. Landlord may cancel this Application and retain all fees as liquidated damages in the event Applicant fails to return the properly executed lease documents within such 10 day period.
- b. Landlord shall have a reasonable time after receipt of the executed lease documents to verify that they are properly completed and to investigate the Applicant's proposed guarantor. Within 3 days after notice from Landlord, which notice may be in person or by telephone, Applicant shall have any incomplete or improperly completed and executed lease documents completed and any unacceptable guarantor replaced with an acceptable guarantor. Otherwise, Landlord may cancel this Application and retain the Applicant fees as liquidated damages; and
- c. Once all lease documents including, but not limited to, the Guaranty, are fully executed and approved by Landlord, the Applicant fees shall serve in accordance with the terms and conditions of this lease.

Applicant may NOT take possession of the apartment until: (1) all lease documents including, but not limited to, the Guaranty, are properly executed by all parties and delivered to Landlord; and (2) rent is paid to Landlord in accordance with the lease.

Time is of the essence with respect to the agreements set forth in this Application.

The information provided in this Application is true, correct and complete. Any misstatement or omission of fact in this Application may result in termination of my lease for cause.

Guarantor understands and agrees that upon signing the Apartment Lease Guaranty, this guaranty runs the full course of the lease term as set forth in the Lease Agreement and will not be affected by amendments or changes in the Apartment Lease which may be agreed to from time to time between the resident and us including Renewal of such lease agreement.

The undersigned hereby authorize Landlord to obtain credit reports and conduct such other investigations of Applicant and/or Guarantors, as Landlord deems necessary in connection with this Application and leasing of the Apartment to Applicant.

APPLICANT SIGNATURE

DATE

GUARANTOR SIGNATURE

DATE

LEASING AGENT

DATE



OFFICE USE ONLY:

Apartment Applied For _____ Bldg. _____ Bedroom _____

Type _____ Monthly Payment \$ _____ Lease Begin ____/____/____ Lease End ____/____/____

Date Credit Check Run _____ (attach) Date Applicant Notified _____ via phone? In person? _____

Date lease signed _____ Guarantor Form Received _____

Guaranty of Lease

FOR VALUED RECEIVED, and in consideration of and as an inducement for the execution of the certain Lease Agreement (the "Lease"), which commences on the 1st day of August, 20__ and ends on the 31st day of July, 20__ for a total base rental of \$_____, to be paid in 12 equal installments of \$_____, between AMBLING MANAGEMENT COMPANY, as agent for the owner of the Campus Edge Apartments as "LANDLORD" and _____ as "TENANT" regarding a portion of the premises known as Apt _____, Bedroom _____ in Campus Edge Apartments; the undersigned Guarantor, either a parent, legal guardian of or indemnitor of the Tenant named here in hereby absolutely and unconditionally guarantees to Landlord the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Tenant under the Lease, as well as all other covenants, terms, conditions and agreements of the Lease performed and observed by the Tenant. Guarantor hereby covenants and agrees that if default shall at any time be made by the Tenant in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay the Landlord, and/or perform and fulfill all as such terms, covenants, conditions and agreements, and will pay the Landlord all damages and expenses, including Landlord's reasonable attorney's fees (in no event less than 15% of any monetary judgment in favor of Landlord) that may arise in consequence of any default by the Tenant under the Lease or by the enforcement of this Guaranty. If more than one guarantor executes this Guaranty, their obligations herein shall be joint and several.

Guarantor hereby individually and unconditionally, guarantees to owner, the full, punctual and complete performance by Tenant of all obligations of Tenant by Owner under the Lease identified above, including but not limited to, extensions or renewals of the Lease; when Tenant transfers to a different Unit within the apartment community; or when rent or other charges are increased in accordance with or after the stated term of the Lease. This Guaranty is an absolute and unconditional guaranty of payment and performance. It shall be enforceable against the Tenant and without the necessity of any notice of nonpayment, non-performance, non-observance or acceptance of this Guaranty, or any other notice or demand, all of which the Guarantor hereunder shall in no way be terminated, affected, diminished, or impaired by reason of the relief of Tenant from any of the Tenant's obligations under the Lease by the rejection of the Lease in connection with proceedings under any bankruptcy law now or hereafter in effect or otherwise.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in the State of South Carolina and Guarantor consents to personal jurisdiction of such State's courts and agrees that any actions to enforce this Guaranty shall be governed by the laws of the State of South Carolina.

This Guaranty shall be a continuing guaranty, and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification, or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by the Landlord to the Tenant or by reason of any other accommodations, alterations, modifications or other indulgences granted by Landlord to Tenant, whether or not the Guarantor has knowledge or notice thereof.

The lease together with this Guaranty may be assigned by Landlord without notice to Guarantor. The assignment by Landlord of the Lease and/or the rents and other receipts thereof made either with or without the Guarantor's knowledge or notice shall in no manner whatsoever release the Guarantor from any liability hereunder.

All of the rights and remedies of Landlord under the Lease or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to Landlord.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of the Guarantor and shall inure to the benefit of the Landlord, its successors and assigns.

It is also understood that Landlord, where required, will run a credit check on the Guarantor and a criminal background check on the Tenant to determine application approval.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this _____ day of _____, 20__.

WITNESS:

GUARANTOR

Print Name: _____

Address: _____

Telephone: (home) (____) _____

Telephone: (work) (____) _____

Employer: _____

Social Security #: _____

Driver's License #: _____

Date of Birth: _____

Annual Income: _____

Supplemental Income: _____

GUARANTOR

Print Name: _____

Address: _____

Telephone: (home) (____) _____

Telephone: (work) (____) _____

Employer: _____

Social Security #: _____

Driver's License #: _____

Date of Birth: _____

Annual Income: _____

Supplemental Income: _____

STATE OF _____, CITY/COUNTY OF _____ TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 20__, before me, the subscriber, a Notary Public in and for the State and City/County aforesaid, personally appeared _____, who made oath in due form of law he/she/they executed the foregoing Guaranty for the purposes therein contained.

My Commission Expires:

Notary Public