

APARTMENT RENTAL APPLICATION

BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
- Applicant must have verifiable current employment or income with a gross monthly income of at least three (3) times the rental rate. In the event that the applicant has been at his or her current job for a period of six (6) months or less, then the applicant must provide verification of prior employment. Should the applicant be self-employed, he or she must then provide a copy of the previous year's tax return.
- Applicant must have a verifiable rental reference of six (6) months or more with a lease term fulfilled. Applicant must not have more than two (2) late payments and/or non-sufficient fund (NSF) checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial of application.

Applicant credit reports must be in good and acceptable standing. Medical collection accounts will be the only exception

- in determining acceptable credit. Personal bankruptcies shall be allowable as long as the applicant meets all other qualifications and criteria and has re-established a good credit rating.

Any and all adults must be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the

- lease.

Roommates must each have a gross monthly income of at least two (2) times the rental rate, and they must each fill out

- an application and pay an application fee and meet qualification criteria.

A Lease Guarantor will be accepted on behalf of full time students and for persons with no prior rental or credit history. A

- Lease Guarantor must complete a Lease Contract Guaranty. Income requirement for a co-signer is six (6) times the rental amount.

Pets may be permitted upon landlord or management written approval. If approved, there will be a 2 pet per **property**

- limitation. Applicant shall be required to provide a pet deposit of **\$0.00** for one (1) pet and **\$0.00** for two (2) pets. Our policy may exclude the approval of some breeds.

MAXIMUM OCCUPANCY STANDARDS:

- - 1 Bedroom has a maximum occupancy of two (2) persons
 - 2 Bedroom has a maximum occupancy of four (4) persons
 - 3 Bedroom has a maximum occupancy of six (6) persons
- A family may occupy a rental unit as long as the family does not exceed a maximum of two (2) persons per bedroom plus a child who is less than six (6) months old and who sleeps in the same bedroom with the child's parent or guardian. If the applicant is pregnant or has a child less than six (6) months old at the time of moving in and the newborn child reaches six (6) months of age during the lease term, the resident may stay in the unit for the duration of the lease term. However, if the number of residents exceeds the maximum per bedroom limit because the newborn reaches or exceeds the six (6) months limitation at the end of the lease term, the applicant must apply for and if accepted move into a larger unit, if available. Under no circumstances can the applicant remain in a unit where occupants exceed the maximum occupancy standards.

I have read and agree to the above rental criteria requirements.

(Applicant Signature)

(Dated)

RENTAL SCREENING APPLICATION

LANDLORD INFORMATION

Landlord Name: Ridge Spring RV/Tiny Home Park
Landlord Address: 139 Ponderosa Dr
Landlord City, State, ZIP Code: Ridge Spring, South Carolina 29129
Landlord Telephone: 870-834-1623
Landlord Email: info@ridgespringrv.com
Landlord Fax: N/a

RENTAL PROPERTY INFORMATION

Rental Property Name: Ridge Spring RV
Property Address: Ponderosa Dr
Landlord City, State, ZIP Code: Ridge Spring, South Carolina 29129
Number of Bedrooms: N/A

APPLICANT INFORMATION

Applicant Name: _____
Date of Birth: _____
Social Security Number: _____
Current Address: _____

Phone Number: _____
Email Address: _____
How long at current address? _____
Current Landlord: _____
Landlord Phone Number: _____

Previous Address: _____

How long at previous address? _____
Previous Landlord: _____
Landlord Phone Number: _____
Previous Landlord: _____
Landlord Phone Number: _____

APPLICANT EMPLOYMENT HISTORY

Current Employer: _____
Current Supervisor Name: _____
Current Employer Address: _____

Current Employer Telephone: _____
Position Held: _____
Period of Time Employed: _____

FINANCIAL HISTORY

Applicant Monthly Income: _____

FAMILY OR ROOMMATE INFORMATION

Name of Person

Relationship to Applicant

**PET
INFORMATION**

Pet Name: _____
Breed: _____
Age: _____

Pet Gender: _____
Pet Weight: _____
Spayed/Neutered: _____

Pet Name: _____
Breed: _____
Age: _____

Pet Gender: _____
Pet Weight: _____
Spayed/Neutered: _____

Through the signing of this Rental Application, you herein agree to any additional deposit or monthly rent and shall be solely responsible for any damages caused by your pets and to clean up after them every time.

PERSONAL REFERENCES

Name: _____
Years Known: _____

Relationship: _____
Phone Number: _____

Name: _____
Years Known: _____

Relationship: _____
Phone Number: _____

VEHICLE INFORMATION

Vehicle Make: _____ **Vehicle Model:** _____

Year: _____ **License Plate:** _____ **State:** _____

RV/Tiny home: _____ **Vehicle Model:** _____

Year: _____ **License Plate:** _____ **State:** _____

PERSONAL HISTORY

Have you ever been evicted? Yes No
If yes, when and why?

Have you ever been convicted of a crime? Yes No
If yes, when and describe:

EMERGENCY CONTACT

Name: _____
Phone Number: _____

Relationship: _____

APPLICANT CERTIFICATION

I, _____, certify that the information provide in this Rental Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Landlord shall rely on the information contained herein and I authorize the Landlord to verify any or all information provided.

(Signature of Applicant)

(Dated)

FAIR HOUSING DISCLOSURE

The Fair Housing Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, we are committed to complying with the letter and spirit of the laws which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.