

PREFERRED PROPERTY MANAGEMENT, LLC

4 Indigo Run Drive • Office Hilton

Head Island, SC 29926

843•342•3006

FAX: 843 342-7743

Rental Application

Office Use Only:

Unit# _____ Address: _____ Monthly Rent \$ _____

Move in Date: _____ Lease Term: _____ months Lease Expiration Date: _____

General information:

APPLICANTS NAME: _____ Phone: () _____

Date of Birth: ____/____/____ Social Security Number: ____ - ____ - ____

CURRENT ADDRESS:

City: _____ State: _____ Zip: _____

Manager/Mortgagor: _____

Rent: _____ Own: _____ Per Month \$ _____ From: ____/____/____ To: ____/____/____

Phone: () _____ - _____ Fax: () _____ - _____

Previous Address: _____

Manager/Mortgagor: _____

Rent: _____ Own: _____ Per Month \$ _____ From: ____/____/____ To: ____/____/____

Phone: () _____ - _____ Fax: () _____ - _____

CO-APPLICANT'S NAME: _____ Phone: () _____ - _____

Date of Birth: ____/____/____ Social Security Number: ____ - ____ - ____

CURRENT ADDRESS:

City: _____ State: _____ Zip: _____

Manager/Mortgagor: _____

Rent: _____ Own: _____ Per Month \$ _____ From: ____/____/____ To: ____/____/____

Phone: () _____ - _____ Fax: () _____ - _____

Previous Address: _____

Manager/Mortgagor: _____

Rent: _____ Own: _____ Per Month \$ _____ From: ____/____/____ To: ____/____/____

Phone: () _____ - _____ Fax: () _____ - _____

OTHER OCCUPANT NAME(S): _____ DOB: _____
_____ DOB: _____

PET NAME(S): _____ Breed: _____ Color: _____ Weight: _____
_____ Breed: _____ Color: _____ Weight: _____

Veterinarian Name: _____ Phone: () _____ - _____

Have all dogs received all necessary vaccinations required by law? Yes _____ No _____

Employment:

Applicant's Employer:

Your Status: Full Time: _____ Part Time: _____ Retired: _____ Student: _____

Company Name: _____

City: _____ State: _____ Phone: () _____ - _____

How long?: _____ Title: _____ Supervisor: _____ Salary \$ _____

Previous Employment:

Company Name: _____

City: _____ State: _____ Phone: () _____ - _____

How long?: _____ Title: _____ Supervisor: _____ Salary \$ _____

Co-Applicant Employer:

Your Status: Full Time: _____ Part Time: _____ Retired: _____ Student: _____

Company Name: _____

City: _____ State: _____ Phone: () _____ - _____

How long?: _____ Title: _____ Supervisor: _____ Salary \$ _____

Previous Employment:

Company Name: _____

City: _____ State: _____ Phone: () _____ - _____

How long?: _____ Title: _____ Supervisor: _____ Salary \$ _____

If there are any other sources of income that you would like for us to consider, please list the source and whom we may contact for confirmation. You are NOT required to reveal alimony, child support, or spouse's income unless it is to be considered for qualification.

Source: _____ Amount \$ _____ Length of time: _____

Point of contact: _____ Phone: () _____ - _____

Source: _____ Amount \$ _____ Length of time: _____

Point of contact: _____ Phone: () _____ - _____

Personal Information

Contact in Case of Emergency: _____

Home Phone: () _____ - _____ Work: () _____ - _____

Have you ever filed for Bankruptcy? _____ Date: _____ Been evicted from Tenancy? _____

Been convicted of a felony? _____ Willfully or intentionally refused to pay rent? _____

Should Management have any questions, list two phone numbers to reach you:

Land Line: () _____ - _____ Cell: () _____ - _____

Email: _____

PROOF OF INCOME MUST ACCOMPANY THIS APPLICATION

Vehicle Information:

Applicant: Driver License # _____ State: _____

Co-Applicant: Driver License # _____ State: _____

Vehicles:

Make & Model:	Year	Color	License Plate # and State	Is this a commercial Vehicle?	Size
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Statement of Rental Policy:

Equal Housing Opportunity

This property does not discriminate on the basis of race, color, religion, sex, handicap, familial status or national origin

Availability

Application for apartment homes will be accepted on a first come first serve basis and subject to the availability of the particular apartment type requested. Availability does not necessarily mean that a unit will definitely be available for occupancy by an applicant at the estimated date. Available units include those where we have notice that an existing resident intends to vacate on or about a certain date. Our company will, under certain circumstances, permit residents who are not in default of their lease to draw or change their notice of move in. Other circumstances not necessarily under Management's control may also delay the date of availability of a unit which management may have believed to be ready for new occupancy. Also, a unit may not be available because it is to be placed under contract where an application has been made and a deposit placed to hold the unit for future occupancy. If the applicant's credit is not approved or if the applicant fails to sign a rental agreement by the specified date, then the unit or type of unit that is available can vary significantly within several hours or a day.

Rental Applications

Rental Applications must be completed fully and truthfully by each applicant. Any omissions, errors or falsifications may result in the denial of an application or termination of your right to occupancy under the lease. The applications shall become part of the rental agreement. Applicant acknowledges and agrees that Management is authorized to obtain credit information and check all information through contact with third parties. **A driver's license or other legal photo I.D. will be required for identification in connection with credit approval, and a copy of the document will be retained in the lease file in connection with the credit application.** A couple that is legally married may apply jointly or separately. Roommates must apply and qualify separately with the exception of the income requirement.

Qualifying Criteria

In approving an application for residency, all of the criteria listed below must show positive history; otherwise the application will be rejected.

Credit Check

An unsatisfactory credit report alone can disqualify an applicant from renting an apartment home at this property. An unsatisfactory credit report is one which may reflect current bad debts, unpaid bills, liens, judgements, bankruptcies, no credit history or consistent slow paying records. If an application is rejected for poor credit history, the applicant will be informed of the reason for the rejection, and given the name, address and telephone number, if known, of the credit reporting agency from who the information was obtained. The applicant will not be told of the content of the credit report nor given a copy of it.

An applicant rejected for unsatisfactory credit may obtain a copy of his or her credit report from the credit agency, correct any erroneous information that may be on the report, and resubmit an application to this property. Applicants who are in bankruptcy or credit counseling, but who provide satisfactory evidence of currently paying all outstanding bills and the ability to pay the required rent and security deposits, will be regarded as having a marginal credit history. All applicants are subject to the other two requirements.

Income/Employment

An unsatisfactory Income/Employment history can disqualify an applicant from renting an apartment home at this property. Monthly rent shall not exceed 33% of the applicant's gross monthly income. Applicant must show at least one year of stable employment history with income meeting the designated requirements. Allowances from other sources of income such as alimony, child support, commissions, or tips will require written verification. In the event an applicant is self-employed, written verification of one previous year's income must be provided (such as tax returns).

Residence

Present and previous rental references must have prompt payment histories and proper notice of lease termination must be given with no damages expected. A satisfactory one-year residence history must be provided.

Credit Approval

Upon approval of the credit application, you will be expected to sign a rental agreement and all addenda for the specified lease term and amount by a given date. Failure to sign a lease agreement or to take possession may result in removing the desired apartment from a hold list and placing it back on the market as an available unit.

Guarantors

If you are a full time student, a guarantor may be allowed in the event that you do not meet the income requirement. If you are required to obtain a guarantor, the guarantor must fully complete a credit application and satisfactorily meet the income and credit requirements.

Occupancy

No more than two occupants shall be permitted per bedroom. For a one-bedroom, up to two occupants are allowed. For a two bedroom, up to four occupants are allowed. For a three-bedroom, up to six occupants are allowed.

Automobiles

Two cars per apartment are allowed for a one and two bedroom unit, three cars per three bedroom unit. PRIMARY parking areas are the tenant's garage (when available) or assigned parking space (when available). Other parking restrictions may prevail depending on the rules and regulations in force.

I HEREBY GRANT PERMISSION FOR PREFERRED PROPERTY MANAGEMENT LLC TO OBTAIN INFORMATION DEEMED NECESSARY TO PROCESS MY RENTAL APPLICATION. This information includes, but not limited to:

Sex offenses, assault and illegal drug activity, also: account status, past and present credit record, mortgage and/or rental records. I certify that the information contained in the rental application is correct to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial of my application. If my application is denied due to misrepresentation or omission of information, I understand that all deposits made become forfeited. I further authorize my past and present employers, landlords, mortgagors, personal banking and creditors listed herein release any information regarding my present and previous records. I release all parties from liability for any damage that may result from furnishing this information to you. Preferred Property Management LLC, their successors and/or assigns, as their interest may appear, may re-verify the information used in processing this rental application at any time.

I do understand that as part of your procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your neighbors, friends, or others to who you are acquainted. This inquiry information is as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request within a reasonable period of time to receive additional information about the nature and scope of this investigation. Fair Credit Reporting Act 607 (a)(1). Privacy Act Notice; The information to be obtained will be used by Preferred Property Management LLC, their successors and/or assigns to determine whether you qualify as a prospective resident in agreement with the Management standards. The information will not be disclosed outside the Management except to the person or company verifying the information, including, but not limited to your employer, bank, lender, and any credit reference as needed to verify other credit information as permitted by law.

I hereby understand that I have 48 hours to give management written notice from the date shown below should I choose to withdraw the application. At that time all monies paid less the application and administration fees shall be refunded. Should cancellation occur after 48 hours from the date shown below, or once possession of the property is taken, all money paid, to include all fees and deposits WILL BE FORFEITED.

I have read and understand the above statements.

APPLICANT

_____/_____/_____
DATE

CO-APPLICANT

_____/_____/_____
DATE