



100 Fairforest Drive
Columbia, SC 29212

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Email: LakesatHarbison@peaksllc.com

Rental Application

All information must be completed with all the necessary documentation provided in order to process your application.

Primary Applicant Personal History

Last Name: _____
 First Name: _____ Middle: _____
 Date of Birth _____ Current Age _____
 Social Security # _____
 Driver's License # & State _____
 Home Phone _____ Work Phone _____
Cell Phone _____
Email address _____

Do You Have Any Pets? No Dog Cat Other, explain: _____
 Dog 1: Breed _____ Weight _____ Age _____
 Dog 2: Breed _____ Weight _____ Age _____
 Cat: Breed _____ Weight _____ Age _____ Number of Cats: _____

Applicant Rental Information

Date of application: _____
 Desired Move-in Date: _____
 No. Bedrooms: _____
 1-bed 2-bed 3-bed
 Number of Occupants: _____
 Desired Unit #: _____
 How You Found Us: _____
 Rent Amount: _____
 Desired Lease Term: _____
 Other 9 month 12 month

Primary Applicant Residential History

Own Rent Live w/parents Other, explain: _____
Present Address
 Street _____ Apt # _____
 City _____ State _____ Zip Code _____
 Mortgage Co. or Landlord's Name _____
 Landlord's Phone # _____
 Dates From: _____ To: _____ Monthly Payment: _____
 Reason for Leaving: _____
Previous Address
 Street _____ Apt # _____
 City _____ State _____ Zip Code _____
 Mortgage Co. or Landlord's Name _____
 Landlord's Phone # _____
 Dates From: _____ To: _____ Monthly Payment: _____
 Reason for Leaving: _____

Have you ever been evicted from a place of rental?
 No Yes. When? _____
 Do you owe any unpaid rent?
 No Yes. How much? _____
 Have you ever been convicted of a crime other than a motor vehicle violation?
 No Yes. Explain: _____
 Have you ever violated a lease or rental agreement?
 No Yes. Explain when and why: _____

Primary Applicant Employment History

Present Employer : _____
 Are you still employed? Yes No
 Dates From: _____ To: _____
 Employer Address _____
 City _____ State _____ Zip Code _____
 Supervisor Name _____ Phone _____
 Position _____ Hourly or Salary Pay _____
 Average Hrs Per Week _____
 Gross Monthly Income _____

Previous Employer : _____
 Dates From: _____ To: _____
 Employer Address _____
 City _____ State _____ Zip Code _____
 Supervisor Name _____ Phone _____
 Position _____
 Hourly or Salary Pay _____
 Average Hrs Per Week _____
 Gross Monthly Income _____

Other Verifiable Income (child support, alimony, etc.) _____

List all income that you would like us to consider. Provide 3 consecutive pay stubs OR 3 months worth of bank statements, and all other documents that verify your gross monthly income. Non-verifiable income will not be considered.

Co-Applicant Personal History

Last Name: _____
 First Name: _____ Middle: _____
 Date of Birth _____ Current Age _____
 Social Security # _____
 Driver's License # & State _____
 Home Phone _____ Work Phone _____
 Cell Phone _____
 Email address: _____

Applicant / Co-Applicant Vehicles

Year: _____ Make _____
 Model _____ Color _____
 State _____ Plate # _____
 Year: _____ Make _____
 Model _____ Color _____
 State _____ Plate # _____
 Other type of vehicle, motorcycle: _____

Co-Applicant Residential History

Own Rent Live w/parents Other, explain: _____

Present Address
 Street _____ Apt # _____
 City _____ State _____ Zip Code _____
 Mortgage Co. or Landlord's Name _____
 Landlord's Phone # _____
 Dates From: _____ To: _____ Monthly Payment: _____
 Reason for Leaving: _____

Previous Address
 Street _____ Apt # _____
 City _____ State _____ Zip Code _____
 Mortgage Co. or Landlord's Name _____
 Landlord's Phone # _____
 Dates From: _____ To: _____ Monthly Payment: _____
 Reason for Leaving: _____

Applicant References / Emergency Contact

Last Name: _____
 First _____ Middle: _____
 Home Phone _____
 Work Phone _____
 Cell Phone _____
 Email: _____
 Current address: _____
 City _____ State _____ Zip _____

Last Name: _____
 First _____ Middle: _____
 Home Phone _____
 Work Phone _____
 Cell Phone _____
 Email: _____
 Current address: _____
 City _____ State _____ Zip _____

Co-Applicant Employment History

<p><u>Present Employer</u> : Are you still employed? <input type="checkbox"/> Yes <input type="checkbox"/> No Dates From: _____ To: _____ Employer Address _____ City _____ State _____ Zip Code _____ Supervisor Name _____ Phone _____ Position _____ Hourly or Salary Pay _____ Average Hrs Per Week _____ Gross Monthly Income _____</p>	<p><u>Previous Employer</u> : Dates From: _____ To: _____ Employer Address _____ City _____ State _____ Zip Code _____ Supervisor Name _____ Phone _____ Position _____ Hourly or Salary Pay _____ Average Hrs Per Week _____ Gross Monthly Income _____</p>	<p><u>Other Verifiable Income</u> (child support, alimony, etc.)</p>
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List all income that you would like us to consider. Provide 3 consecutive pay stubs OR 3 months worth of bank statements, and all other documents that verify your gross monthly income. Non-verifiable income will not be considered.

Occupants other than the Lessee permitted to live on Premises – Anyone 18 years and older must sign Lease

Last Name: _____	First _____	Middle: _____	DOB _____	Age _____	SSN# _____
Last Name: _____	First _____	Middle: _____	DOB _____	Age _____	SSN# _____
Last Name: _____	First _____	Middle: _____	DOB _____	Age _____	SSN# _____
Last Name: _____	First _____	Middle: _____	DOB _____	Age _____	SSN# _____



I hereby give Sunchase American Management authorization to obtain a credit report, personal / criminal background checks, employment and residential history reports concerning myself and my co-applicants, as applicable, for purposes in evaluating my application for residency and certify that this information is correct.

I understand that there is a non-refundable charge of _____ per Applicant to process the application and certify that the information provided is correct.

Any false information provided can constitute an eviction and/or denial of my application.

All applicants under the age of 21 will need a qualified co-signer: Co-signer is subject to the same fees and applicant process.

It is my responsibility to verify the status of this rental application before move-in. All reservation / decorator fee / pet fees and/or security deposits are non-refundable and due within 24 hours of approval, unless application is denied.

Primary Applicant Signature

Print Name

Date Submitted

Co-Applicant Signature

Print Name

Date Submitted

Lakes at Harbison Office Use Only

- Application Fee Paid - *Applicant*
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order
- Application Fee Paid - *Co-Applicant*
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order
- Reservation Fee Paid
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order
- Security Deposit Paid
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order
- Decorator Fee Paid
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order
- Pet Deposit Paid
Amount : _____ By _____ Date: _____ Cash Check _____ M/C Visa Money order



The Lakes at Harbison Apartments Rental Policy

Availability: Our apartments are leased on first-come-first-serve bases. An administrative fee and/or deposit must be submitted in order to reserve any available unit.

Application: The application for residency must be completed by each applicant, adult resident, and occupant without omissions of falsification and must be signed. Any false or misleading information discovered on an application will lead to declining of the application, and immediate lease termination if have occupied the unit. All lessees must be of legal age to contract. All occupants over the age of eighteen (18) will be required to complete an application and submit the required application fee. Occupancy shall consist of no more than two (2) heartbeats per bedroom.

Credit Check: A complete check of credit history will be made. All lease holders must have satisfactory credit bureau rating. Medical, doctor bills, or student loans will not be evaluated. No bankruptcies will be accepted unless it has been at least six (6) months from the discharge date.

Residency: Present and previous residence must report a prompt payment record and sufficient notice given. No balances due to any previous landlord or rental companies.

Employment: Stable employment and income verification; at least three (3) most recent pay stubs will need to be presented. Income requirements are total monthly gross of three (3) times the amount of the monthly stated rent. Additional income such as: retirement, unemployment, disability, alimony, and child support will be considered with verifiable written documents.

Criminal Check: A criminal check of each applicant and occupant over the age of eighteen (18) years of age will be conducted. No felonies committed against such persons or drug related will be permitted to reside on the property. No persons committed crimes against a child or sexually committed crimes will be permitted to reside on the property.

By signing below, you acknowledge that you have read and understand the above criteria. You also acknowledge that in the case where your application is denied, it was solely denied because one of the criteria above was not met. Applicants and occupants are not discriminated against on basis of race, color, creed, religion, sex, national origin, age, or family status. The Lakes at Harbison Apartments does business in accordance with the Federal Fair Housing Law and is equal housing opportunity.

Signature

Date

Signature

Date