

University Place
610 Rose Street
Rock Hill, SC 29730
(803) 366-3400

Student Rental Application

PERSONAL INFORMATION

Applicant's Name: _____ Phone: () _____

Address: (when at school) _____

City: _____ State: _____ Zip: _____

Address: (when not at school) _____

City: _____ State: _____ Zip: _____

Social Security Number: _____ - _____ - _____ Email: _____

Date of Birth: (mm/dd/yyyy) ____ / ____ / ____ Current Class Rank: Freshman Sophomore Junior Senior Graduate

Desired Floor Plan: 2 Bedroom 4 Bedroom

Furnished/Unfurnished: Furnished Unfurnished Desired Move-in Date: ____ / ____ / ____

How Did you hear about the Property?

GUARANTOR INFORMATION

Parent/Guardian (Guarantor) Name:

E-mail: _____ Phone: () _____

Relationship of Guarantor: Mother Father Legal Guardian Other

REQUESTED ROOMMATES (if known)

Roommate 1

First Name: _____ Last Name: _____ M.I. _____

E-mail: _____ Phone: _____

Roommate 2

First Name: _____ Last Name: _____ M.I. _____

E-mail: _____ Phone: _____

Roommate 3

First Name: _____ Last Name: _____ M.I. _____

E-mail: _____ Phone: _____

EMERGENCY CONTACT INFORMATION

In case of emergency, notify: _____ Relationship: _____

E-mail: _____ Phone: _____

Alternate Phone: _____ Address: _____



VEHICLE INFORMATION

If you plan to park on the premises, please provide the following information:

Make of Car: _____ Year: _____ License Plate #: _____ State: _____

Applicants must provide the following information, regardless of whether you will be parking on the premises:

Driver's License Number: _____ State: _____

NOTICE TO CUSTOMERS MAKING PAYMENTS BY CHECK

If you send us a check, it will be converted into an electronic funds transfer (EFT). This means we will copy your check and use the account information on it to electronically debit your account for the amount of the check. The debit from your account will usually occur within 24 hours, and will be shown on your regular account statement.

You will not receive your original check back. We will destroy your original check, but we will keep the copy of it. If the EFT cannot be processed for technical reasons, you authorize us to process the copy in place of the original check. If the EFT cannot be completed because of insufficient funds, we may try to make the transfer up to two times and we will charge you a one-time fee of \$25, which we will also collect by EFT.

FEES: Applications and Processing Fee

Applicant hereby pays to Landlord the sum of \$50.00 as an Application Fee for processing this application, which shall not be refunded for any reason. A \$00.00 processing fee will also be required to secure your bedroom. In addition to the fees already listed, a Security Deposit may be required which will be refunded in accordance with the lease agreement.

Acknowledgement

"I hereby authorize The Preiss Company to obtain consumer reports, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but I not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension, or collection with respect or in connection with the rental or lease of a residence for which application was made. I hereby expressly release The Preiss Company, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or finishing of such information, and understanding that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

I have read and agree to all the provisions of this application.

Signature of Applicant: _____ Date: _____

PAYMENT INFORMATION (Credit Card or Check)

Account Holder's Name: _____

Credit Card: Master Card Visa Discover

Card Number: _____ CVV #: _____ Expiration Date: ____/____/____

Address: _____ City: _____ State/Zip: _____

Checking Account:

Routing Number: _____ Account Number: _____

By signing below, I authorize University Place to charge the credit card listed above in the amount of \$145.00 for processing my application. I also understand and agree that this fee will not be refunded under any circumstances. When using a credit card I understand I will be charged a \$15 fee.

Account Holder's Signature: _____ Date: _____

Please return completed application with check/money order to University Place 610 Rose Street Rock Hill, SC 29730. If paying by credit card you may return this form via facsimile to (803) 366-3414

FOR OFFICIAL USE ONLY:

Lease State Date: _____ Apt #: _____ Bdrm: _____ Monthly Rent: _____ Agent: _____

Application Approved: Yes No Date Approved or Declined: ____ / ____ / ____ Processed by: _____

Date Applicant Notified: _____ Manager Approval: _____ Date: _____



The Preiss Company *Resident Qualifying Criteria*

Thank you for applying with The Preiss Company please be advised that our management company reserves the right to require a cosigner/guarantor, additional deposit or deny residency. Each leaseholder must be of legal age to enter into a contract in the state in which they reside. Each applicant who is a full time student should have a cosigner/guarantor financially guarantee their leases. The application process includes income must be at least 3 times the monthly rent, a credit report obtained on the cosigner /guarantor and a criminal history report obtained on the applicant. Details regarding the verification process are as follows:

Credit History:

A credit check will be processed through OneSite or First Advantage Safe Rent on each cosigner/guarantor to verify account credit ratings. The information provided on the application will be put into a scoring model to determine cosigner eligibility to qualify and amount necessary for security deposit. Unfavorable accounts which will negatively influence this score include, but are not limited to rent/income ratio, collections, judgments, bankruptcy, foreclosures, charge-off, repossession and current delinquency.

OneSite Scoring Model: 625 and higher meets the credit criteria set. 624 to 451 is a pass with condition requiring an additional one month's rent security deposit. 450 and below are automatic denial unless the candidate can pay a security deposit in the amount of two month's rent and the lease term in full.

First Advantage Safe Rent Scoring Model: 170 or higher meets the credit criteria set. 150-169 is a conditional acceptance requiring an additional one month's rent security deposit. 149 and below are automatic denial unless the candidate can pay a security deposit in the amount of two month's rent and the lease term in full.

Criminal History:

A search will be conducted for each applicant's criminal history. Applicant information will be entered into a scoring model to determine eligibility. Failure to meet the OneSite or First Advantage Safe Rent guidelines will result in automatic denial.

Occupancy:

Our fundamental occupancy guideline for non-family applicants is one person per bedroom unless Owner designates the bedroom as a double occupancy bedroom. For applicants qualifying as a family, please review the following family criteria for additional occupancy standards.

Family Criteria:

For the purposes of this occupancy policy a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 18 years) being domiciled with:

- (1) a parent or another person having legal custody of such individual or individuals; or
- (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person.

A family may occupy a unit if the family does not exceed one person per bedroom plus a child who is less than 24 months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than 24 months old at the time of rental application and Residents whose newborn has reached 24 months of age during the lease term may be required, at that time, to either: (1) move into another available unit which has more bedrooms; or (2) move out. Rent for a larger unit will be at the market rental rate at the time the lease is entered into for the larger unit.

Processing Fee/ Application Fee/ Deposit:

A processing fee and application fee may be required and must be paid in full prior to moving into the property. An additional security deposit may be required as well.

Those Qualifying On Their Own:

In the event that an applicant is unable to obtain a cosigner/guarantor, a credit check will be processed through OneSite or First Advantage Safe Rent and applicants must meet the same standards as described above. A search will be conducted for each applicant's criminal history. Scoring model will be the same as described above in Criminal History section. Applicant will also have to provide proof of employment by verification of paychecks stubs or letter from employer and 1 month's security deposit or 6 months of good rental history will be verified. Rental history can have no more that 1 late rent or 1 NSF in a 6 month period. If evictions have been filed, applicant will be denied.

In the event that an applicant does not have credit that meets the qualifying criteria, the applicant may pay for the entire lease term upfront and will be required to pay a security deposit in the amount of 2 months rent at the time of lease signing.

Foreign Exchange Qualifying Criteria:

Applicants must provide either a current bank statement or current Financial Aid letter or current Scholarship letter which proves income is 5 times the monthly rent. A valid I20 from the Justice Department and an active passport or Visa is required.

I have read and understand the above application criteria.

Printed Name/Signature of Applicant

Date



University Place
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Phone: (803) 366-3400
Fax: (803) 366-3414

Parental Guarantor(s) Application

Name of Tenant: _____

Guarantor's Name: _____

Guarantor's Street Address: _____

City: _____ State: _____ Zip: _____

Social Security Number: _____ - _____ - _____ Date of Birth: (mm/dd/yyyy) _____ / _____ / _____

Guarantor's E-mail: _____ Guarantor's Home Phone: (_____) _____

Guarantor's Work Phone: (_____) _____ Guarantor's Cell Phone: (_____) _____

Guarantor's Fax: (_____) _____

Annual Income: _____ Monthly Rent/Mortgage Payment: \$ _____

Driver's License #: _____ State Issued: _____

Consumer Authorization to Obtain Consumer Report

"I hereby authorize The Preiss Company to obtain consumer reports, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension, or collection with respect or in connections with the rental or lease of a residence for which application was make. I hereby expressly release The Preiss Company, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be

provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.”

I have read and agree to all provisions of this application.

Authorized Signature: _____ Date: _____



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Parental Guaranty

Parental/Sponsor Guaranty for: _____ (Tenant)

Minimum guaranteed amount \$ _____ (full lease amount)

THIS GUARANTY AGREEMENT is executed by the person(s) whose name(s) are signed below. It is understood that _____ (the “Tenant”) has applied to become a Tenant in an apartment community owned and/or managed by The Preiss Company, The Agreement of Lease (the “Lease”) is incorporated herein and will be signed by the Tenant, subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of the Lease a guarantee by the prospective Tenant’s parent(s), guardian, or other sponsor. The requirement of this Guaranty is in recognition that most Tenants in such community do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant.

The undersigned represents that his or her relationship with the Tenant is that of _____ (Parent(s), Guardian, Uncle, Aunt, or other – is other, please specify). Other _____

In order to induce Landlord to lease to the Tenant, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full and performance of all obligations by Tenant under the Lease or any renewal, extension, increase or subsequent Agreement of Lease (whether for the same or different unit), and to pay all amounts owed pursuant to the Lease including, but not limited to, fines imposed pursuant to the Rules and Regulations, or Attorney’s fees incurred in the enforcement of the Lease or any renewal, extension or subsequent lease

PG Initials: _____

Guarantor authorizes Landlord to use reasonable and necessary means to verify information in this Guaranty and procure Other information which may be required to evaluate the creditworthiness of the Guarantor, including, but not limited to, and investigation of the Guarantor’s credit through a credit reporting agency.

The guaranty may be enforced against Guarantor(s) without the necessity of recourse against Tenant or any parties Responsible. Guarantor(s) consent(s) that any proceedings to enforce this Guaranty or related rights may be brought before the court sitting in the judicial district or circuit in which the leased property is located, and Guarantor(s) consent to personal jurisdiction of such courts and agree

that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this Guaranty shall be governed by the laws of the state in which the leased property is located.

The Guarantor(s) acknowledges that it shall have liability under this Guaranty, notwithstanding any of the foregoing: (1) That the Landlord renews the Lease, grants Tenant extensions of time within which to pay amounts due or perform any of the Tenant's obligations under the lease, or the fact that the Guarantor was not notified of any changes or amendment to the Lease; (2) the failure of the Landlord to seek recourse against or sue the Tenant for any amounts due under the Lease prior to requiring payment from the Guarantor; (3) any belief that any other person was also going to sign or be obligated under this Guaranty; (4) the inability of the Tenant or any other guarantor to be responsible under the Lease or this Guaranty by virtue of their legal incapacity disability or bankruptcy/ (5) the fact that the guarantor was not given proper notice of the default by Tenant under the Lease.

Failure of Landlord to enforce rights of recovery against other occupants of the Unit and any third parties shall not release Guarantor(s), provided Guarantors (s) is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the Lease but shall be solely responsible as though Guarantor(s) were the Tenant. In addition to the amounts guaranteed, Guarantors(s) agrees to pay a reasonable attorney's fee and all costs imposed under terms of the Lease or required as appropriate in enforcement of this Guaranty.

I have read and agree to all provisions of this application and the Lease.

Signature(s): _____ Date: _____

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME(S) ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY SUBSEQUENT LEASE CONTRACT, IN WHICH THE TENANT HAS ENTERED.

