



**Palmetto™**  
RESIDENTIAL RENTALS

405 Western Lane, Ste B  
Irmo, SC 29063

## Rental Application



**\*Please attach a copy of all applicants' PHOTO ID and LAST TWO PAY STUBS to this application!\***

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Please indicate who you have been working with:

**Madison Shealy** Phone: 803.227.8441 [mshealy@palmettores.com](mailto:mshealy@palmettores.com)  
 **Jenny Gantt** Phone: 803.749.6214 [jgantt@palmettores.com](mailto:jgantt@palmettores.com)

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Today's Date: \_\_\_\_\_ Move-In Date: \_\_\_\_\_ Rental Rate: \_\_\_\_\_

Property: \_\_\_\_\_

Pets:

Yes  
 No

Type(s): \_\_\_\_\_ Breed(s): \_\_\_\_\_ Age(s): \_\_\_\_\_ Weight(s): \_\_\_\_\_

**1<sup>st</sup> Applicant:** \_\_\_\_\_ SS#: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ License # & State: \_\_\_\_\_

Email(s): \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Employer: \_\_\_\_\_

Title: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Name and Number for Employment Verification: \_\_\_\_\_

Monthly Net Income (after taxes): \$ \_\_\_\_\_ Other Income: \$ \_\_\_\_\_

**2<sup>nd</sup> Applicant:** \_\_\_\_\_ SS#: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ License # & State: \_\_\_\_\_

Email(s): \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Employer: \_\_\_\_\_

Title: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Name and Number for Employment Verification: \_\_\_\_\_

Monthly Net Income (after taxes): \$ \_\_\_\_\_ Other Income: \$ \_\_\_\_\_

**3<sup>rd</sup> Applicant:** \_\_\_\_\_ SS#: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ License # & State: \_\_\_\_\_

Email(s): \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Employer: \_\_\_\_\_

Title: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Name and Number for Employment Verification: \_\_\_\_\_

Monthly Net Income (after taxes): \$ \_\_\_\_\_ Other Income: \$ \_\_\_\_\_

**Names & Ages of Occupants under the age of 18:**

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**Current Address:** \_\_\_\_\_ **City/State/Zip:** \_\_\_\_\_

How Long? \_\_\_\_\_ Present Payment: \$ \_\_\_\_\_

Why Moving? \_\_\_\_\_

Owner's Name and Phone Number: \_\_\_\_\_

**Previous Address (If within last 3 years):** \_\_\_\_\_ **City/State/Zip:** \_\_\_\_\_

How Long? \_\_\_\_\_ Previous Payment: \$ \_\_\_\_\_

\_\_\_\_\_  
Owner's Name and Phone Number: \_\_\_\_\_

**Have you ever had papers filed against you for non-payment of rent? (If yes, explain):** \_\_\_\_\_

**Have you previously leased a home from Palmetto Residential Rentals? If yes, please confirm address:**

**Additional Comments from Applicant(s):**

## What made you choose Palmetto Residential Rentals?

- Palmetto Residential Rentals Website
- Rentals.com, Trulia.com, Zillow
- Family, Friend, or Current Tenant: \_\_\_\_\_
- Visited Subdivision
- Rental Sign
- Outside Agent or Property Management Company: \_\_\_\_\_
- Other: \_\_\_\_\_

I/We, the undersigned applicant(s), hereby authorize Palmetto Residential Rentals, LLC to obtain a credit report, conduct a background screening, and verify employment and rental references as part of the application process. I/We agree to pay a non-refundable application fee of \$50.00 per applicant to cover the cost of these reports. I/We understand that, to reserve the above-referenced property, a non-refundable administrative fee of \$450.00 must be paid within 24 hours of receiving application approval. Payment of this fee will hold the home for up to two (2) weeks. I/We further understand that a copy of a valid government-issued photo ID and the two (2) most recent pay stubs must be submitted as part of the application process.

Applicant Signature

Date

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Applicant Signature

Date

**Applicant Signature**

Date

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Palmetto Residential Rentals Representative Date



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## **RENTAL QUALIFICATION STANDARDS**

To obtain residency with Palmetto Residential Rentals, LLC, we require that each Applicant meet the following rental criteria. Nothing contained in these requirements shall constitute a guarantee or representation that all Tenants currently residing at the properties have met these requirements.

Before applying to rent a house, please take the time to review this Rental Qualifications Policy. For the purpose of this document, the term "Applicant" is defined as the person or persons who will be signing the Lease as the "Tenant". An Applicant must be 18 years of age or older to qualify as a tenant. All individuals 18 years of age or older must complete an application and be listed as a "Tenant" on the Lease Agreement. The term "Occupant" is defined as the person or persons who will be listed on the Lease Agreement who is under the age of 18, and who is residing at this community. Some criteria apply to the Applicants only; other criteria apply to all occupants. Please note that this is the current rental criteria for Palmetto Residential Rentals; nothing contained herein constitutes a guarantee or representation that all Tenants and occupants currently residing here have met these requirements. There may be individuals who began residing at a rental property prior to this criteria going into effect; additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from Applicants and outside services used.

**EQUAL HOUSING:** Palmetto Residential Rentals is an Equal Housing Opportunity Provider. We do business in accordance with the Federal Fair Housing Act and do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Additionally, we provide housing in accordance with all other state or local laws if those laws provide greater protection than the Federal Fair Housing Act.

**AVAILABILITY:** Applications for rental homes will be accepted on a first come – first serve basis and are subject to the availability of the particular type requested. "Availability" does not necessarily mean that a home will definitely be available for occupancy by an Applicant at the estimated date. "Available" homes include those for which a "Notice to Vacate" has been submitted by an existing Tenant indicating an intention to vacate on or about a certain date. Under certain circumstances, we will permit current Tenants who are not in default of their lease to withdraw or change their notice of moving. Other circumstances not necessarily under management's control may also delay the date of availability of a rental property. In addition, a rental property which is considered reserved can become available again for a variety of reasons. Availability of a particular location or type of home can change hour by hour.

**QUALIFYING CRITERIA:** In order to reserve or occupy a home with Palmetto Residential Rentals, the Applicant must successfully pass a credit check, a criminal background check, and provide documentation showing that the Applicant makes two times the rental amount monthly. Favorable rental history is also required. Only full-time students will be allowed a Guarantor if needed for income purposes.

**CREDIT:** All Applicants and guarantors must agree to the following by executing this *Statement of Rental Policy and rental application form, as a consent form*: I hereby consent to allow **Palmetto Residential Rentals**, through its designated agent and its employees, to obtain and verify my credit information [*including a criminal background search*] for the purpose of determining whether or not to lease a property to me. I understand that should I lease a property, **Palmetto Residential Rentals** and its agent shall have a continuing right to review my credit information, rental application, *criminal background*, payment history and occupancy history. *Signatures must be originals and may be obtained by facsimile.*



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**SCORING OF YOUR CONSUMER CREDIT REPORT:** **Palmetto Residential Rentals** uses a statistical credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all Applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill payment history, the number and type of accounts, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit trends of other consumers to predict how likely it is that you will pay your rent in a timely manner and fulfill your lease obligations. Based upon your credit score, your application will be accepted, rejected, or accepted on the condition that an additional security deposit is paid. If your application is rejected or accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies which provided your consumer information to us. An Applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

**CRIMINAL BACKGROUND CHECKS:** **If your application is accepted or accepted with conditions, we will conduct a criminal background search for you for 5 years back, for South Carolina, as well as other states in which you have lived.** **Palmetto Residential Rentals** performs criminal background checks in accordance with applicable federal and state laws. Your signature on the Application for Residency authorizes us to check not only your credit history, but also your criminal history. You will be required to answer questions on the application stating whether you have been convicted of or arrested for a crime; and, if so, you will be required to provide certain details. An unsatisfactory criminal background check revealing a serious charge including, but not limited to, conviction of a felony or deferred adjudication of a felony will result in denial of your application. However, not all crimes disqualify you from living at the community. Crimes that result in denial of residency are those which pose a serious threat to the health, safety and welfare of persons living and working in our community, taking into account not only the type of crime but also the circumstances under which it occurred. The application will be denied for any of the following reported criminal related reasons that have occurred within the past (5) years prior to the application date: felony conviction, any terrorist related conviction, any drug related conviction, any prostitution related conviction, any sex related conviction, any cruelty to animals related conviction, misdemeanor conviction involving crime against persons or property, any of the prior mentioned charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication", and active status on probation or parole resulting from any of the prior mentioned reasons. In the event the criminal background check reveals any pending criminal cases, tenancy will be denied. Upon conviction, the Lease Agreement will be terminated immediately. Please remember that this requirement does not constitute a guarantee or representation that Residents or occupants currently residing in our community have not been convicted of or subject to deferred adjudication for a felony, certain misdemeanors or sex offenses requiring registration under applicable law. There may be Tenants or occupants that have resided in the community prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the Resident credit reporting services used.

**FEES/DEPOSITS:** Each applicant 18 years of age or older must pay a non-refundable \$50.00 application fee for verification of information and credit approval. Payment of the application fee does not reserve or secure the home. **Upon approval, a non-refundable \$450.00 administrative fee is required within 24 hours to secure the home.** If the administrative fee is not paid within 24 hours of approval, the application will be considered withdrawn. **If an applicant is conditionally approved, a refundable security deposit will also be required within 24 hours, in addition to the administrative fee. Failure to pay both the administrative fee and the required security deposit within 24 hours will result in the application being considered withdrawn.** If the application is approved and the administrative fee is paid, but the applicant fails to sign the Lease Agreement or take possession of the premises on the agreed-upon date, Palmetto Residential Rentals will retain the administrative fee as liquidated damages for lost rental income and costs incurred due to the cancellation.



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**PET DEPOSIT/FEE:** All Tenants with pets will be subject to a pet deposit and a monthly pet rent, excluding service animals. The deposit will be equal to half of one month's rent and will be due at the time of lease signing. The monthly rent for one pet is \$100. There will be an additional \$50 added for a second pet. This non-refundable pet rent will be in addition to rent, due on or before 5:00PM on the 5<sup>th</sup> of each month.

**INTERNATIONAL RENTAL CRITERIA:** In addition to qualifying under the terms stated in this Statement of Rental Policy, Applicants from countries other than the United States **WHO DO NOT HAVE A SOCIAL SECURITY NUMBER ARE TO BE PROCESSED MANUALLY** and must meet the following criteria:

1. Must show one of the following documents that contain photo ID: U.S Driver's License or ID card issued by the state or outlying U.S. Possession, U.S. Passport, Foreign Passport/ID, Merchants Mariner's Document (only MMD's issued after 02/03/03), ID Badge for Federal Employee, ID card issued by Federal, State, or local government, US Military ID card (US Military only.) For a list of Non-Photo acceptable documents, inquire with Management.
2. An additional deposit equal to one month's market rent will be required prior to move-in.
3. Twelve months satisfactory rental history and proof of employment will be required.
4. All payments will be required in U.S. Certified Funds.

**HOLD HARMLESS ACKNOWLEDGMENT:** Tenant agrees that Management does not promise, warrant or guarantee the safety and security of Tenant, Tenant's family and occupants or Tenant's personal property against the criminal actions of other Residents or third parties. Furthermore, Management shall not be liable for any damage or injury to Tenant, Tenant's family and occupants or to any person entering the premises of which the leased premises are a part, for injury to person or property arising from theft, vandalism or casualty occurring in the premises; the term "premises" is defined to include any common areas, lakes and the surrounding area. Tenant agrees to indemnify and hold harmless Management as to all claims, settlements, costs and expenses, including attorney's fees, arising from injury to person or property, which claims and expenses are the result of acts and omissions by the Tenant, Tenant's Co-Tenant, Tenant's occupants, guests or invitees. Each Tenant has the responsibility to protect him or herself and to maintain appropriate insurance to protect his/her belongings. Tenants should contact an insurance agent to arrange appropriate insurance protecting their personal property. Tenants shall always maintain Renter's Insurance including adequate fire, casualty and liability insurance to insure against the risks described above. Insurance coverage maintained by Management does not protect Tenant from loss of personal property by theft, fire, water damage and other perils. Tenant is responsible for maintaining appropriate insurance coverage for Tenant's vehicles.

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Applicant Signature	Date	Applicant Signature	Date
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Applicant Signature	Date
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Palmetto Residential Rentals Representative	Date
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If any provision, language, term or requirement contained in this document is deemed contrary to controlling law, repugnant, or unenforceable, that part of this document will not invalidate the remainder of this document; rather, the remainder of this document shall continue to be valid and enforceable, and shall continue to be in full force and effect, and to this end provisions of this document are severable.