



1385 Ashley River Rd. Charleston, SC 29407 (843) 556-5072

We're excited you have chosen **Pamilla Apartments** as your new home!!

- 1 Bed / 1 Bed / 760 SqFt
- 2 Bed / 1 Bath / 840 SqFt
- 3 Bed 1 Bath / 1035 SqFt

Please review the list below. These are the items that would need to be returned with your rental application. Management will need all documents listed and payments before application is processed for approval.

- ✓ ID for all adults over 18 years of age.
- ✓ Social Security Cards for all occupants that will be living in the home.
- ✓ Birth certificate for all occupants that will be living in the home.
- ✓ Proof of income from all occupants that are employed (6 most recent consecutive paystubs)
- ✓ Proof of any assets (Checking & Savings account, Cash App, or Prepaid Card)
- ✓ Proof of any additional income (Social Security Awards Letter, etc.)

Application Fee & Security Deposit

- **Nonrefundable** application fee is \$50 per applicant over 18 years of age.
- **Security Deposit starts at \$200** and could increase based on credit and approval. The security deposit is due immediately upon the approval of the application to hold the apartment. **(Must be two separate payments)**
- **NO CASH - CERTIFIED FUNDS ONLY**

*** PLEASE NOTE * CANCELLING YOUR APPLICATION AFTER 72 HOURS OF APPROVAL WILL FOREFEIT THE SECURITY DEPOSIT.**

Pet Policy & Fees

- 2 pet per household.
- **\$400 Nonrefundable** pet fee per pet.
- \$20 per month pet rent.
- Breed restrictions apply. Ask office for details.

Affordable Housing / Annual Income Limit:

Household Size	Annual Income Limit
1 Occupant	\$40,560
2 Occupants	\$46,680
3 Occupants	\$52,500
4 Occupants	\$58,320
5 Occupants	\$63,000
6 Occupants	\$67,680



APPLICATION for RESIDENCY

Drucker & Falk is proud of its reputation for courteous service, its concerns for the needs of its clients and its adherence to all Federal, state and local laws including those which prohibit discrimination against any person based on race, sex, religion, color, familial status, national origin or handicap. (Virginia also includes, those age 55 or older, source of funds, sexual orientation, gender identity, or military status)

Each individual age 18 or older who wishes to reside in the apartment will submit a separate Application for Residency and provide a valid social security number and driver's license or government issued photo identification or passport. If an individual does not have a Social Security number, Form I-551 (green card) or Form I-94 plus the corresponding passport and Visa may be used in place of a social security number. Inquiries will be made regarding an applicant's credit history, employment history, public records information and previous rental and housing information. This information will determine if the applicant will be accepted for an apartment at our community.

EMPLOYMENT/INCOME: Gross monthly income must meet the requirement established by the community for which the application is submitted (may vary based on income to debt ratio). Income/employment may be verified by one or more of the following: verified in writing by employer on our form; current consecutive paystubs covering a minimum 30-day period; letter of intent from employer (work start date no later than two weeks from lease effective date); W-2 or tax return for previous year.

RENTAL HISTORY: Two years of residential history will be verified on each applicant. Applicant must have been a lease holder or mortgagee for any reference to be valid. References should reflect the applicant's ability and willingness to make timely payments as required by the lease and comply with lease terms and community policies and guidelines. An unfavorable rental reference (non-compliance with community policies) or a reference which reports more than 3 late payments and/or returned checks in the most recent 12-month period will result in automatic denial of an application.

CREDIT: The applicant's credit history will be obtained from a national credit reporting agency. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease. A lack of credit history may be considered a negative factor. Negative housing credit history will result in automatic denial of an application.

GUARANTOR: In some instances, the application can only be approved with payment of additional deposit or with a guarantor. For guarantors, the guarantor will complete the Apartment Lease Guaranty form and be qualified in the same manner as the applicant with the exception that a different income to rent ratio will be required. Income and credit must be verifiable in the United States.

PUBLIC RECORDS/CRIMINAL BACKGROUND INFORMATION: A public records search will be conducted on each occupant age 18 or older. A history of criminal convictions will not necessarily result in an automatic denial of the application. Drucker + Falk considers the nature of the offense resulting in conviction, the time passed since the conviction, and any other mitigating information you choose to provide. Drucker + Falk does not consider juvenile criminal history in our application review.

Our policy regarding general evaluation of criminal conviction history is available to you upon request. If you have any specific concerns about the criminal history of any applicant in your household, please feel free to bring those concerns to the attention of the Property Manager for additional review.

OCCUPANCY GUIDELINES

Households with all individuals over age 18

- *One Bedroom -- 2 occupants
- *Two Bedroom -- 2 occupants
- *Three Bedroom -- 3 occupants

Households with one or more individuals under age 18

- *One Bedroom -- 2 occupants
- *Two Bedroom -- 4 occupants, maximum of 2 adults age 18 or older
- *Three Bedroom -- 6 occupants, maximum of 3 adults age 18 or older

Family members under 12 months of age at the time of lease signing will not be considered an occupant for purposes of this standard. Should the individual reach the age of 12 months during the lease term, the household will be required upon the expiration of their current lease to either transfer to a larger apartment at the community which meets the guidelines or give notice to vacate at the end of the lease term.

PETS: For those communities that accept pets, prior written approval by management (standard pet agreement) plus payment of any required fees and/or deposits, is necessary before the animal can be brought onto the property (either permanently or temporarily). Consult with your Leasing Professional for any breed or size restrictions or limitation on the number of pets.

RENTER'S INSURANCE: Residents may be required to maintain liability coverage in an amount not less than \$100,000 for the entire period of occupancy. Please be aware that our community insurance policy does not cover damage by fire, water, or any other cause to a resident's personal property (ex: clothes, furniture, electronics, etc.) located in the apartment or anywhere on the community property. Each resident is responsible for obtaining insurance coverage for their personal property.

Providing accurate and up-to-date information during the application process is very important to timely review of the application. Fraudulent information will result in denial of an application.

I have read the information provided above and understand the processing method of my application.

Applicant Signature _____

Date of Application _____

THANK YOU FOR CHOOSING OUR COMMUNITY FOR YOUR NEW APARTMENT HOME





APARTMENT COMMUNITY _____ MOVE-IN DATE REQUESTED _____
 APARTMENT SIZE REQUESTED _____ MONTHLY RENTAL RATE _____
 LEASE TERM REQUESTED _____ HOW DID YOU HEAR ABOUT US? _____

Upon approval of the application, all lease holders will immediately sign the Lease Contract. Once the application has been approved, applicant's failure to sign the Lease Contract may result in cancellation of the application. A security deposit (amount to be based on credit history, but not to exceed one month's rent) must be submitted no later than the lease effective date.

Each applicant will submit a separate rental application and provide a valid Social Security number and driver's license or government issued photo identification. (I-551 or I-94 may be submitted in lieu of Social Security number)

Applicant Full Name (First, Middle, Last) _____ Head of Household Yes No
 Social Security # _____ Date of Birth _____ Student Yes No
 Driver's License #/State _____ Email Address _____
 Cell Phone # _____ Marital Status Single Married Separated Divorced Widowed

Other Occupants List full name of each person under age 18 who will live in the apartment. All occupants over age 18 must submit a separate application.

1) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No
2) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No
3) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No
4) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No
5) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No
6) Name _____	Relationship _____	D.O.B. _____	S.S. # _____	Student? <input type="checkbox"/> Yes <input type="checkbox"/> No

STUDENT STATUS Under Section 42 of the Internal Revenue Code, certain households with students are ineligible for occupancy at our community. We therefore require all applicants to answer the following questions regarding student status.

Student Status: Are All Persons Listed Above Full Time Students? If yes, answer the following questions: Yes No

- * Is the household comprised of a single parent and child, neither of whom is dependent on a third party? Yes No
- * Are the applicant's married and file a joint tax return? Yes No
- * Does the household receive AFDC or TANF? Yes No
- * Is the head of household in a federal or state job-training program? Yes No
- * Are all members of this household expected to enroll as full-time students in the next twelve months? Yes No
- * Will this student status change within the next 12 months? Yes No

If yes, please explain: _____

APPLICANT EMPLOYMENT Check All Applicable: Full Time Part Time Self Employed Non-Employed Unemployed

Name of Employer _____ How Long Employed _____
 Employer Address _____ Name of Supervisor _____
 Employer Phone _____ Employer Fax _____

Current Wages \$ _____ Per hour week month year (check one)

Do you expect to earn substantial overtime? Yes No If yes, how much? _____

Do you have other employment not listed on this application? Yes No If yes, explain. _____

Do you work for an employer not listed on this application that pays you by cash? Yes No If yes, explain. _____

EMERGENCY CONTACT (Person over age 18 to contact in case of emergency – someone not living with you)

Name _____ Relationship _____ Cell Phone # _____
 Address (street, city, state, zip) _____ Work Phone # _____

ANIMALS/PETS *No animal is allowed on the premises without prior written consent from management.*

Will there be an animal in the home with you? No Yes Type _____ Breed _____ Weight _____ Age _____



RESIDENCY (minimum of 2 years history required)

Current Home Address (street, city, state, zip) _____

Apt Community/Owner _____ Mgr/Owner Phone _____

Move In Date _____ Monthly Rent/Mortgage \$ _____ Rent or Own? _____

Home Phone _____ Reason for Leaving _____

Previous Home Address (street, city, state, zip) _____

Apt Community/Owner _____ Mgr/Owner Phone _____

Move In Date _____ Monthly Rent/Mortgage \$ _____ Rent or Own? _____

Home Phone _____ Reason for Leaving _____

Have you ever been evicted or asked to terminate a lease? No Yes If yes, explain: _____

OTHER INCOME – Do you receive any of the following? If yes, indicate the annual gross amount.

Employment Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Military Pay	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Self-Employment Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Social Security Benefits	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Disability Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Unemployment Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Worker’s Compensation	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Pension Benefits	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Veteran’s Administration Benefits	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Social Service Assistance (AFDC / TANF, ETC.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Child Support	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Alimony	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Recurring Monetary Gifts	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Any other income not mentioned on this application (i.e. 2 nd job)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____

ASSET INFORMATION – Do you have any of the following? If Yes, indicate the value.

Checking Account	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Savings Account	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Certificates of Deposit	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Stocks or Bonds	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
IRA’s or other Retirement Funds	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Mutual Funds	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Trust Accounts	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Life Insurance (Whole or Universal Only, Do not list Term)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Personal Property Held as an Investment	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Real Estate	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Any other assets not listed above	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
Have you disposed of any other assets in the previous 24 months?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____
If yes, what is the current market value of the asset? \$ _____		
The total combined asset value for this household is \$5000 or less	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$ _____

BANK INFORMATION

Applicant	Name of Bank _____	Amount in Checking \$ _____	Amount in Savings \$ _____
Spouse	Name of Bank _____	Amount in Checking \$ _____	Amount in Savings \$ _____

VEHICLE INFORMATION

Auto Make/Model _____	Year _____	Color _____	Tag # _____	State _____
Auto Make/Model _____	Year _____	Color _____	Tag # _____	State _____

IMPORTANT TO APPLICANT

- 1 Lease effective date the 25th or later requires payment of prorated rent as well as the next full month’s rent.
- 2 The lease effective date is final. If you fail to move in on that date, rent will still be charged from the lease effective date.
- 3 It is suggested that local utility companies be contacted at least 72 hours prior to move-in to ensure non-interruption of electrical service and water.



APPLICATION FEE

Applicant has submitted the sum of \$ _____ as a non-refundable payment for a credit check and processing charge of this application. Such sum is not a rental payment or a security deposit. The amount will be retained by management to cover the cost of processing this application as furnished by the applicant. Any false information will constitute grounds for denial of the application.

SECURITY DEPOSIT

Upon application approval, a security deposit (amount to be based on credit history, but not to exceed one month's rent) must be submitted no later than the lease effective date.

Equal Credit Opportunity Act – The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this company's Equal Credit Opportunity is the Federal Trade Commission, Washington DC 20580

SIGNATURE

I authorize inquiries to be made by all available means to verify the statements above. This would include, but not be limited to, consumer reporting agencies, public records, criminal background checks, current and previous rental references, employment and salary verifications, other income verifications, asset verification, student status verifications and personal references.

In addition, I understand that the above information is being collected to determine my eligibility for residency. I certify that I have revealed all income received and assets currently held or previously disposed of and that I have no assets other than those listed on this form (other than personal property). I further certify that the statements made in this Application are true and complete to the best of my knowledge and belief and am aware that false statements may be cause for termination of my lease and may be punishable under Federal law.

APPLICANT SIGNATURE: _____

DATE of APPLICATION: _____

Warning: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to willfully falsify a material fact or make a false statement in any matter within the jurisdiction of a federal agency. Providing false information or any misrepresentation herein will be considered a material breach of the rental agreement and shall result in eviction.

