(803) 951.0702, Ext 2

Tenant Application Form

Leasing Office Hours

Mon-Fri 8:30 to 5:30

Scott Properties of the Midlands, LLC

We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

Thank you for your interest in our rental property! Please read the instructions carefully and thoroughly complete the application. Make sure that you upload all required documents at the end of the application process or you can email the required documents to Applications@ScottRentsHomes.com. Applications will be processed in the order they are received and you will be contacted by our application department on the status of your application. Applications are generally completed within 2-3 days.

After you submit the application to Scott Properties you will be prompted to:

- 1. Pay a \$65.00 application fee. Keep in mind that we will not start the application process until this \$65.00 fee is paid. **IMPORTANT NOTES:** All adults, 18 years and older, intending to live in the property must submit an individual application and pay the \$65.00 application fee, this also includes each student in our student housing homes. Application Fees are NON-REFUNDABLE.
- 2. Upload a copy of your Driver's License (Valid Gov't Issued Photo ID)
- 3. Upload (1) month most recent pay check stubs. If you are self employed, instead of pay check stubs, you will need to upload ALL pages of your last two years of tax returns. **IMPORTANT NOTES:** In the event that you and your spouse have different last names listed on your Driver's Licenses, a copy of your marriage certificate will need to be provided in order to combine income, credit reports and rental history.

We will do a background check, credit check, check previous rental history, verify employment and verify income. The criteria that would cause an application to be automatically declined are:

- 1. Net income (after taxes) is less than three times (3X) the rental amount
- 2. Any eviction filings in the last 5 years
- 3. Any unpaid balances due to previous landlords
- 4. Credit score lower than 560
- 5. Unsatisfactory references
- 6. Felony convictions in the last 7 years
- 7. Foreclosure or Bankruptcy filings in the last 7 years
- 8. Less than two years of you paying a comparable rent amount or mortgage amount for the rental home you are applying for

If additional information is needed on our qualification criteria, you can visit our Frequently Asked Questions (FAQ's) web page at http://www.scottpropertiessc.com/faq.



Scott Properties will only accept guarantors for FULL time students only. Each student applying for student housing will have to have a parent, or other immediate family member, guarantee on their behalf. Each student will need to complete a separate application with the guarantor as the co-applicant. Both the student and guarantor will be required to go through the same qualification process before we make a yes or no decision on the application.

In the event that you and your spouse have different last names listed on your Driver's Licenses, a copy of your marriage certificate will need to be provided in order to combine income, credit reports and rental history.

ANIMALS: Pets are <u>not</u> allowed in all of our rental property locations. Any animals not disclosed or misrepresented (weight and / or breed) on your application, assuming you are approved for the property you are applying for, is considered a lease violation and will result in an immediate eviction. If you have a pet and are unsure on whether or not the home you are applying for allows pets, you will need to contact Scott Properties to verify before completing the application. If pets are allowed, <u>NO</u> pets weighing over 25 LBS, full grown, will be allowed or approved for any of our available rental properties. We must also receive, from your previous landlord, good rental history with the pet. A \$350.00 non-refundable pet fee will be charged at the time the lease is signed by all parties. If you have a registered service dog, you will need to provide us with the required registration forms which can be found on our website behind the tenant services tab. At the end of this application process all applicants, moving into one of our pet friendly homes, will be prompted to attach a picture of their pet in order to complete this application process. Dog breeds that are <u>RESTRICTED</u> from all of our rental homes, that may not exceed our 25 LBS weight limit, are as follows: American Pit Bull, Bull Terrier, American Staffordshire Terrier, American Bully, Stafford Bull Terrier and American Bulldog.

ADMINISTRATION FEE - Once your application is approved, and you sign your lease agreement, your account will be charged a \$99.00 Administration Fee. This fee must be paid before we release the keys on your move-in day. This administration fee covers the cost of your account set-up, preparation of your lease agreement and other cost associated with the move in process. As a very small token of our appreciation for service to our country, we waive the application fee for all ACTIVE military. As a very small token of our appreciation for service to our country, we waive the administration fee for all ACTIVE military.

Once you complete the on-line application, and send us all the required documents, we will have everything we need to begin the application process. If you have any questions after completing the application process, don't hesitate to call us at (803) 951-0702, ext 2. If you prefer to email the required documents versus attaching them, our email address is Applications@ScottRentsHomes.com. All of us here at Scott Properties look forward to serving you.

No Property selected...

Application Fee: For Applicant/Co-applicant: \$65.00 For Other: \$65.00 For Guarantor: \$65.00

* Required Fields



Primary Applicant Person				,,				
					SSN/S	IN *		
	First Name	e *			Date of Birt	h *		
Full N	liddle Nam	e *			Home Pho	ne *		
	Last Name	e *			Mobile Pho	ne *		
М	aiden Nam	ie			Ema			
Driver License # *								
Driver Li	cense Stat	e *	prospective tenant(s) smoke? *					
				If YES, Whe	re do they smok	e? *		
	Current R	esidence						
Curre	ent Addres	ss *			Prior Re	esider	nce	
Ad	dress Con	t.			Prior Addre	ss *		
	Cit	ty *			Address Cor	nt.		
Stat	e / Provinc	e *		City *				
Zip / Postal Code * County Country * Rent or Own? * Landlord/Manager Name * Landlord/Manager Email * Landlord/Manager Phone *		le *		State / Province * Zip / Postal Code *				
		ty						
		y *	* County			ity		
		? *		Country * Rent or Own? * Landlord/Manager Name * Landlord/Manager Email *				
		ıe *						
		nil *						
		ie *						
R	ent Amour	nt *		Landlo	rd/Manager Pho	ne *		
	Rent Perio	od *			Rent Amou	nt *		
At this add	lress since	? *			Rent Perio	od *		
					Move In Da	ite *		
					Move Out Da	ite *		
Income								
Source *	Occupatio	n *	Contact For Verification *	Phone Number *	Monthly Gross Income *		Employment Start Date *	Employmen End Date
Animals								
	Name *				Type *			
	Breed *				Color *			
	Weight *				Age *			
	Gender *				Neutered? *	□Y	es 🗆 No	
Dec	lawed? *	□Yes □	No	Rabies	shot current? *	□Y	es 🗆 No	
Where is this pe	et kept? *							

kground			
Have you ever filed for, or currently involved in a bankruptcy, be civil suit?	en foreclosed on, or been a defendant in a	□Yes	□No
If answering yes, describe the action and what year?			
Have you (or any person you have named on this application) even money?	ver been evicted from a tenancy or left owing	□Yes	□No
If answering yes, explain:			
Do you or any of the members of your household have pending plead guilty or no contest to, any criminal offense(s) or had any infractions that were disposed of other than by acquittal or a find	criminal offense(s) other than traffic	□Yes	□No
If answering yes, provide the year, degree:			
Professional Ma	D. C		
Reference #1 Name *	Reference #1 Phone *		
Reference #2	Reference #2		
Name *	Phone *		

CoApplicant Personal Information		,		
		SSN/S	IN *	
First Name *		Date of Birt	th *	
Full Middle Name *		Home Pho	ne *	
Last Name *		Mobile Pho	ne *	
Maiden Name		Ema		
Driver License # *		her		
Driver License State *		prospective tenant(s) smoke	e? *	
		If YES, Where do they smoke	e? *	
Current Resid	lence			
Current Address *		Prior Re	esidence	
Address Cont.		Prior Addres	ss*	
City *		Address Cor	nt.	
State / Province *		Ci	ity *	
Zip / Postal Code *		State / Province	ce *	
County		Zip / Postal Cod	de *	
Country *		Coun	ty	
Rent or Own? *		ry *		
Landlord/Manager Name *		Rent or Owr	1?*	
Landlord/Manager Email *		Landlord/Manager Nan	ne *	
Landlord/Manager Phone *		Landlord/Manager Em	ail *	
Rent Amount *		Landlord/Manager Pho	ne *	
Rent Period *		Rent Amou	nt *	
At this address since? *		Rent Perio	od *	
		Move In Da	ite *	
		Move Out Da	te *	
ncome				
Source * Occupation *	Contact For Verification *	Monthly Phone Number * Gross Income *		Employmer End Date
Animals				
Name *		Type *		
Breed *		Color *		
Weight *		Age *		
Gender *		Neutered? *	□Yes □No	
Declawed? *	∕es □No	Rabies shot current? *	□Yes □No	
Where is this pet kept? *				

kground	
Have you ever filed for, or currently involved in a bankruptcy, been forecld civil suit?	osed on, or been a defendant in a
If answering yes, describe the action and what year?	
Have you (or any person you have named on this application) ever been of money?	evicted from a tenancy or left owing
If answering yes, explain:	
Do you or any of the members of your household have pending criminal of plead guilty or no contest to, any criminal offense(s) or had any criminal of infractions that were disposed of other than by acquittal or a finding of "no	ffense(s) other than traffic
If answering yes, provide the year, degree:	
Reference #1	Reference #1
Name *	Phone *
Reference #2	Reference #2
Name *	Phone *

ntor Personal	Information					
	_			SSN/SIN *		
	First Name *			Date of Birth *		
	Full Middle Name *			Home Phone *		
	Last Name *			Mobile Phone *		
	Maiden Name			Email *		
	Driver License # *			r any of the other		
Dri	iver License State *			enant(s) smoke? *		
			If YES, Where	do they smoke?*		
	Current Residence	•				
	Current Address *			Prior Reside	ence	
	Address Cont.			Prior Address *		
	City *			Address Cont.		
	State / Province *			City *		
	Zip / Postal Code *			State / Province *		
	County		Z	Zip / Postal Code *		
	Country *			County		
	Rent or Own? *			Country *		
Landlo	ord/Manager Name *			Rent or Own? *		
Landlo	ord/Manager Email *		Landlord	d/Manager Name *		
Landlor	d/Manager Phone *		Landlord	d/Manager Email *		
	Rent Amount *		Landlord/	/Manager Phone *		
	Rent Period *			Rent Amount *		
At th	is address since? *			Rent Period *		
				Move In Date *		
				Move Out Date *		
ne						
rce *	Occupation *	Contact For Verification *	Phone Number *	Monthly Gross Income *	Employment Start Date *	Employ End Da

ack	ground						
	Have you ever filed for civil suit?	r, or currently involved in a bar	nkruptcy, been foreclose	d on, or been a defer	ndant in a	□Yes	□No
	If answering yes, de	escribe the action and what ye	ear?				
	Have you (or any pers money?	on you have named on this ap	pplication) ever been evi	cted from a tenancy c	or left owing	□Yes	□No
	If answering yes, e	xplain:					
	plead guilty or no continfractions that were d	nembers of your household ha est to, any criminal offense(s) isposed of other than by acqui	or had any criminal offe	nse(s) other than traff		□Yes	□No
	If answering yes, p	rovide the year, degree:					
	Reference #1 Name *			Reference #1 Phone *			
	Reference #2 Name *			Reference #2 Phone *			
the	r Information						
	Dramanty Address of						
	Property Address of Interest *						
^I IR	RENT Landlord Email						
JUIN	- REQUIRED TO			1			
	PROCESS *			_			
CUF	RRENT Landlord Fax -			_			
REC	QUIRED TO PROCESS						
	PREVIOUS Landlord			7			
١	Email - REQUIRED TO PROCESS *						
PRF	VIOUS Landlord Fax -						
	QUIRED TO PROCESS						
	Occupants *						
۱e	You Active Military? *]			
D	esired Move-In Date *]			
	Number of Vehicles *						

Legal

This is the last step that you need to complete in order to submit your application. Read the information contained in the below application disclaimer. The disclaimer certifies that all the information contained in your application is true and complete. The disclaimer also gives Scott Properties authorization to obtain the information necessary to approve or deny the submitted application.

If you agree with the disclaimer, click the below "I Agree and affirm all the above" button and e-sign the application. This is considered submitting & signing your application with an electronic signature. Once you click "I Agree and affirm all the above" button, your application is submitted and can not be changed. You will receive notification & verification that your application submission was received. You will also receive an email explaining next steps required to complete the application process.

I certify that all the information contained in the online application is true and complete to the best of my knowledge and belief. I understand that any misrepresentations or falsifications will result in application rejection. I am authorizing Scott Properties to verify all information on application to include running my credit report, running a background check & checking my past rental history. I understand that once my application is approved, a security deposit will have to be collected in order to hold the property. If an applicant decides for any reason not to rent the property, this security deposit is non-refundable. I also understand that in order to change any information on my application, I will need to contact Scott Properties at (803) 951.0702, Ext 2 or by fax at (803) 681.0133.

* By checking this box and clicking Next, I ack Class Action Waiver.	nowledge that I have read and agree to all of the abo	ve terms and this <u>Arbitration Agreement and</u>
Request copy of screening report		
All Applicants, co-applicants and guarantors	(if any) must sign below:	
Printed Name	Signature	Date