

**CENTURY 21 COASTAL LIFESTYLES
RENTAL POLICIES AND RENTAL APPLICATION**

Date Paid _____
Adm Fee Paid _____

APPLICATION. There is a \$30.00 **non-refundable** application fee.

DEPOSIT. Security deposit is the same amount as one months rent. There is also a \$125.00 cleaning deposit. These deposits must be paid in full before a lease can be signed and the prorated rent for the current month must be paid before a key is given to the tenant. These deposits are held in an interest bearing account with the interest payable to **CENTURY 21 COASTAL LIFESTYLES** the entire length of time you rent from **CENTURY 21**.

Persons under the age of twenty-five or persons with no credit history may be required to pay additional security deposit.

Once you have been approved Century 21 will ask you to bring in a deposit to hold the place until it is time for you to move in. This money will be used towards your security deposit on the day of move in. If you decide not to move in for any reason this money will be forfeited. _____ Initial Here

THE UNIT YOU ARE RENTING IS CLEAN AND ALL APPLIANCES AND EQUIPMENT ARE IN PROPER WORKING CONDITON AS YOU MOVE IN. The unit must be left in the same condition when you leave, reasonable wear and tear expected. Carpets, linoleum, tile, bare floors, walls and ceilings are to be clean. Stove, refrigerator, toilets and other appliances and equipment are to be clean and in proper working order (Notify **CENTURY 21 Coastal Lifestyles** as needed.) In case of EMERGENCY, Kemp Nash can be called at 222-8798. There should be no trash left in the unit or the yard, and everything should be clean and undamaged.

If you feel anything is not in proper condition when you move in, please notify **CENTURY 21 Coastal Lifestyles** in writing within 48 hours of the day you move in so that it can be corrected for your protection.

RENT IS DUE AND PAYABLE ON THE FIRST OF EACH MONTH AT CENTURY 21 COASTAL Lifestyles 1906 Highway 17 south, North Myrtle Beach, SC 29582. After the fifth there is \$25.00 late fee plus \$50.00 after the 15th and eviction proceedings are underway. We will not extend credit for rent.

“Notice”

IF YOU DO NOT PAY YOUR RENT ON TIME.

This is your notice. If you do not pay your rent within five(5) days of the due date, the landlord can start to have you evicted. You will get no other notice as long as you live in the rental unit

PETS are not allowed without written permission from Landlord. If pets are allowed there is a minimum pet deposit of \$200.00 per pet. This includes caged pets.

RIGHT OF ACCESS. The Landlord or his agents may enter the dwelling between the hours of 9:00 a.m. and 6:00 p.m. for the purpose of showing the dwelling unit to prospective or actual purchasers with a 24 hour notice.

NOTICE. Landlord requests permission to contact you at work for the purpose of giving notice. If this is acceptable, please give work phone number here.

Work Phone: _____.

INSURANCE. The Tenant is responsible for insuring his own personal property.

UTILITIES. Tenant is responsible for any and all utilities including gas, oil, water, sewer, electricity, cable and phone unless otherwise stated in writing in lease. You will not be allowed to move in until you have furnished us proof of having all utilities switched over.

CABLE

Time Warner (843) 913-7941
HTC (843) 365-2154

ELECTRIC

Santee Cooper (843) 448-2411 Services most of the Grand Strand area
Horry Electric (843) 369-2211 Services most of the rural areas
SC Electric & Gas (843) 236-6413 For natural gas

TELEPHONE

Verizon (800) 483-4300
HTC (843) 365-2154

WATER

Myrtle Beach (843) 918-1212 Myrtle Beach City Hall
N. Myrtle Beach (843) 280-5550 N. Myrtle Beach City Hall
Little River (843) 399-1888 2375 Highway 111, Little River
Grand Strand (843)443-8202 Services most of the rural areas
Georgetown Water (843)546-8408 Georgetown County

MAIL. Mail is a tenant responsibility. You may need to contact the post master for a proper mailing address or Post Office Box. North Myrtle Beach-249-1023, Cherry Grove-249-4451, Little River 249-1260, Myrtle Beach-626-9533.

MAINTENANCE. The Tenant is required to keep the dwelling unit and that part of the premises that he uses safe and clean. Lawn care is a part of this maintenance. **TENANTS ARE RESPONSIBLE FOR CHANGING AC/HEAT FILTERS ONCE A MONTH.**

RULES & REGULATIONS. The common area facilities, if any such as a swimming pool, laundry room, recreational and other common area facilities, when open and operating, are subject to applicable rules and regulations posted by the Landlord, Homeowners Association, or the Property Management. Parking is provided in the designated parking areas only for the vehicles belonging to our Tenants and their guest. Parking on grass is strictly prohibited. No trucks over 1/2 ton GVWR, tractors, boats, trailers, or other vehicles will be permitted to be parked at the Premises without written permission of the Landlord. The Landlord has the right to tow away and store at the Tenant's expense any vehicles parked or abandoned which become a nuisance to the Premises such as wrecked vehicles or vehicles not currently registered or licensed under applicable law. The Tenant agrees to observe all rules and regulations that the landlord has now or may hereafter adopt for the use of the premises.

Your signature below insures us that you agree to and will abide by our policies, rules and regulations.

Signed _____ Dated _____

Name of Applicant _____.

A separate application form is to be completed when co-applicants are not married.

Property address of place you are applying for: _____ Date of birth: _____

Home Phone _____ Cell Phone _____ Work Telephone _____ Social Security No. _____

Email Address _____ Driver's license no. and State of issue _____

Other name(s) of Applicant used within last 3 years _____

Names of occupants of the property other than Applicant and relationship to Applicant: _____

Number of Vehicle _____ Make/Model/State license tag #: _____

Number of pets (include weight and breed): _____

CURRENT ADDRESS:

Present address: _____ How long? _____

Reason for leaving: _____ Monthly rent: _____ Telephone: _____

Name and telephone of previous Owner or Agent: _____

PREVIOUS ADDRESS: Previous address within last 3 years:

From _____ to _____ Monthly rent: _____ Address: _____

Reason for leaving: _____

Name, address, and telephone of Owner or Agent: _____

From _____ to _____ Monthly rent: _____ Address: _____

Reason for leaving: _____

Name, address, and telephone of Owner or Agent: _____

EMPLOYMENT INFORMATION:

Applicant's present employer: _____ Immediate supervisor: _____

How long? _____ Date hired? _____ Address: _____

Telephone: _____ Employed as: _____ Monthly net income: \$ _____

If employed less than one year by present employer, previous employer: _____ How long? _____

Date hired? _____ Immediate supervisor: _____

Address: _____ Telephone: _____

Employed as: _____ Monthly net income: \$ _____

Other sources of income to be considered (Applicant need not disclose alimony, child support, or separate maintenance income or its source, unless Applicant wishes to be considered for the purpose of this application for lease):

Other income: \$ _____ Source: _____

Other income: \$ _____ Source: _____

Name of nearest relative (other than spouse): _____ Relationship: _____

Address: _____ Telephone: _____

_____ Applicant

_____ Co Applicant

SPOUSE: Spouse name: _____ Telephone: _____ Social Security No.: _____
Date of birth: _____ Work telephone: _____ Driver's license no. and State of issue: _____
Email Address _____ Cell Phone _____
Other name(s) of Spouse (maiden name) used within last 3 years _____

SPOUSE'S EMPLOYMENT INFORMATION:

Spouse's present employer: _____
Immediate supervisor: _____ How long? _____ Date hired? _____
Address: _____ Telephone: _____

Employed as: _____ Monthly net income: \$ _____

How long? _____ Date hired? _____
Immediate supervisor: _____

Address: _____

Telephone: _____ Employed as: _____

Monthly net income: \$ _____

Other sources of income to be considered (**Spouse** need not disclose alimony, child support, or separate maintenance income or its source, unless Applicant wishes to be considered for the purpose of this rental application.):

Other income: \$ _____ Source: _____

Other income: \$ _____ Source: _____

Other income: \$ _____ Source: _____

Name of nearest relative (other than spouse): _____ Relationship: _____

Address: _____ Telephone: _____

The Applicant agrees that the Property Manager or Real Estate Broker representing Tenant or Landlord and all affiliated agents are not responsible for obtaining or disclosing any information contained in the South Carolina Sex Offender Registry. The Applicant agrees that no course of action may be brought against the Property Manager or Real Estate Broker representing Tenant or Landlord and all affiliated agents for failure to obtain or disclose any information contained in the South Carolina Sex Offender Registry. The Applicant agrees that the Applicant has the sole responsibility to obtain any such information. The Applicant understands that Sex Offender Registry information may be obtained from the local sheriff's department or other appropriate law enforcement officials.

Applicant authorizes Landlord to verify the foregoing information and to make credit, criminal, employment, rental history and reference inquiries deemed necessary by them, and Applicant also authorizes the release of information contained on this application or sought by such inquiries.

Signature of Applicant: _____ Signature of Co Applicant: _____

Date _____ Date _____