

BLUE SKY HOMES, LLC

Tel: 803-517-6579 Fax: 866-223-9965

www.CarolinaBSH.com

info@carolinabsh.com

TENANT REQUIREMENTS

1. Applicant(s) must be at least 21 years of age.
2. Each occupant *18 or older (in SC) or 16 or older (in NC)* must complete an application
3. The application must be *completed in its entirety*. If it is not properly completed, it will be rejected.
4. All information on application *will be verified*. If anything is found to be inaccurate or misrepresented, the application will be rejected. If misrepresentations are found at any time after a rental agreement or lease is signed, your rental agreement or lease may be terminated.
5. Applicant(s) must provide:
 - a. photocopy of their *driver's license* (both sides) or other legal picture ID
 - b. photocopy of their *social security card*
 - c. *Paystubs* for the last 90 days (other proof of income may be considered)
 - d. If self-employed, we will require business license, tax records, bank records, list of client references, or other documentation as needed.
6. Prospective tenant(s) must never have been *evicted* from a property.
7. Prospective tenant(s) must demonstrate monthly income of at least *3 times the monthly rent* amount. (For example, if the rent is \$1000, monthly household income must be *at least* \$3000). Other circumstances may require evidence of a higher monthly income.
8. Tenant(s) must have a *credit score* of at least 575.
9. Certain court *judgments* may result in denial of your application.
10. Tenant(s) must demonstrate that they are currently employed in permanent employment.
11. Current *employment* information provided by the prospective tenant(s) must be accurate and verifiable.
12. Criminal *convictions* for certain types of crimes will result in denial of your application.
13. Previous *landlord* information provided by the prospective tenant(s) must be accurate and verifiable; and a favorable recommendation must be obtained from previous landlords.
14. Applicant must own a vacuum cleaner
15. No pets are allowed, except maybe small dogs (less than 25lbs) with \$250 non-refundable pet deposit and an additional \$20 per month in rent.
16. We will accept the first qualified applicant.
17. If your application is accepted, and you do not sign a rental agreement or lease and pay the application fee and security deposit in full within 24 hours, we will offer the home to the next qualified applicant.
18. A complete copy of our rental agreement/lease will be made available upon request.

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PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

1. Proof of income (for example, last 90 days' paystubs)
2. If self-employed, or paid on cash basis, please provide written verification of income; i.e., tax returns, bank statements showing deposits, etc.
3. Photocopy of driver's license or other legal photo ID (passports, state ID, etc.) (*texting a picture of the ID to 803-517-6579 results in the clearest copy*)
4. Fully completed and signed application (incomplete applications will not be considered).
5. Application fee, payable via PayPal on our website: http://www.carolinabsh.com/pay_application_fees
6. Depending on individual circumstances, additional documentation may be required—consult with us.

For which home are you applying:

RENTAL APPLICATION

Please print and answer all questions; incomplete applications will be rejected; all occupants 18 and older must complete an application.

*** You can also fill out the application on line at www.carolinabsh.com. ***

APPLICANT

Name, First	Middle	Last	Suffix	Birth Date	Social Security#	Drivers Lic.#	State
Nickname, or other names used		Email:	Home Phone#	Work Phone#	Cell Phone#	OK to text?	

All other proposed occupants	Birth date	Age	Gender	Relationship to Applicant

RESIDENCE HISTORY

	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State, Zip			
Rent Amount			
Owner/Manager Name & Phone #			
Reason for leaving (if lease expired, why didn't you renew?)			
Is/Was rent paid in full?			
Did you give proper notice?			
Name in which utilities are billed			
Name(s) on the lease			
Dates Moved in / Out	-	-	-

EMPLOYMENT

	Current Employment	Previous Employment	Prior Employment
Employer			
Address			
Employer's Phone#			
Occupation			
Name of Supervisor			
Monthly Gross Pay			
Permanent employment?			
Dates of Employment	-	-	-

CONTACTS

	Nearest relative not living with you	Personal Reference	Emergency Contact
Name			
Relationship to Applicant			
Street Address			
City			
State, Zip			
Phone #			

By signing the application, you grant us permission to communicate with all the contacts listed in this section. Furthermore, if you abandon the apartment for any reason, you grant us permission to allow your relative or emergency contact listed above to remove all contents of the dwelling on your behalf.

VEHICLES

Make	Model	Color	Year	License Plate

CREDIT HISTORY	Bank/Institution Name	Last 4 digits of account#	Balance on Hand or Owed	Monthly Payment
Checking Account				
Savings Account				
Credit Card				
Credit Card				
Auto Loan				
Auto Loan				
Other:				
Have you ever filed for bankruptcy? If so, when?				
Have you ever been party to a foreclosure? Explain:				

GENERAL INFORMATION

When would you like to move in?	How long do you think you would be renting from us?	Do any of the people who would be living in the rental home smoke?
Have you ever been served a late rent notice?	Have you ever been served an eviction notice? (even if it never went to court)	How did you hear about our rental home?
Have you ever had any problems with your current apartment or landlord? If yes, please explain:		
Have you ever been party to a lawsuit? If yes, please explain.		
Have you, or any occupants, ever been convicted of a felony? If so, please give details.		
Please list any pets you have (type, breed, approximate weight and age):		
Ever filed for bankruptcy? If so, when?		
Have you ever been party to a foreclosure? Explain:		
Please list all other verifiable sources of income you wish to have considered. Provide verification.		
We <u>WILL</u> run credit, background, eviction, and criminal checks; and we will contact landlords and employers. Is there anything negative we will find that you want to comment on?		

AGREEMENT & AUTHORIZATION

I hereby declare that all statements made in this application are true and complete. I authorize Blue Sky Homes, LLC (d/b/a Carolina BSH, LLC) ("Landlord") and its agents/assigns to verify all of the information in this application and to obtain any consumer credit reports, criminal background reports, and rental and eviction history. I authorize the Landlord and their agents, including any collection authority, to obtain further address and employment information, and any necessary background screening information before, during and after the lease term for the purposes of collecting past due lease payments, late fees or any other charges that are owed to the Landlord.

Signature: _____ Print Name: _____ Date: _____

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