

Pickering & Company Student Housing

Rental Qualifications

Resident

- **Criminal Background Check:** Background checks should not reveal any charges at any time for the following: arson, homicide/kidnapping, sexual crimes or crimes against children. All other charges are scored individually.
- **Rental Verification:** Verification of satisfactory rental history will be obtained from previous Landlords or Management Companies. Applicants that have an unsatisfied account balance with a previous Landlord or Management Company will be declined, unless proof of payment is supplied by the Landlord or Management Company.
- **Credit Report:** Although a credit report will be processed on the Resident, it will not be a determining factor regarding the approval or denial of the application.

Guarantor

- **Credit Report**
 - Score only the previous 3 years of credit problems (collections, charge-offs, judgments, open bankruptcies)
 - Score only the previous 2 years of late payments
 - Do not score Foreclosures filed within the last 36 months, so long as the approved Mortgage payment is not less than or equal to the rental rate of apartment being applied for.
 - Score only the previous 6 months of closed (discharged) bankruptcies
 - Do not score any credit problems with a balance under \$1. (Recently paid accounts require documentation sent to RentGrow for the Re-Evaluation process)
 - Do not score Medical Debts or Student Loans against an applicant
 - Credit Reports that score with a High Credit Risk will require anew Guarantor or a Security Deposit equal to One Month's Rent. A Severe Credit Risk will require the Resident to obtain a new Guarantor or pay a Security Deposit equal to Two Month's Rent.
- **Employment Verification:** Total monthly income (Gross) must meet and/or exceed five (5) times the total rental rate for the apartment being applied for. Examples of acceptable proof of income include your most recent payroll check stub, copy of your most recent W-2, 1099, Schedule C or F or bank statements for the preceding six months.

A final decision will be based on all of the collected information. All application fees/administrative fees/security deposits and move in prorates must be paid in certified funds only. Certified funds include money order, cashier's check, and/or credit card (if applicable). Personal checks will not be accepted for these fees. Verification of the social security card and a state/government issued photo ID will be required of the Resident.

Resident Signature/Date

Guarantor Signature/Date

Pickering & Company Student Housing Application for Residence

PERSONAL INFORMATION

Name of Applicant: _____ Phone: (____) _____

Address (when at school): _____ City/State/Zip: _____

Address (when not at school): _____ City/State/Zip: _____

SS #: _____ Date of Birth: _____

Present Employer: _____ Employer's Phone: (____) _____

Supervisor's Name: _____ Monthly Gross Income: _____

RESIDENCE HISTORY

Name of Present Landlord,
Apartment Community, Mortgage Company: _____ Phone: (____) _____

Name of Previous Landlord,
Apartment Community, Mortgage Company: _____ Phone: (____) _____

CRIMINAL BACKGROUND

1. Have you ever been charged with or plead guilty or "no contest" to a felony (whether or not resulting in a conviction)?
 Yes No
2. Have you ever been charged with or plead guilty or "no contest" to a misdemeanor involving violence or sexual misconduct (whether or not resulting in conviction)?
 Yes No

EMERGENCY CONTACT INFORMATION:

In case of emergency, Notify: _____ Relationship: _____

Phone: (____) _____ Email: _____

VEHICLE INFORMATION (If you will be parking on the premises, please provide the following information):

Make of car: _____ Year: _____ License Plate #: _____ State: _____

Driver's License #: _____ State: _____

Applicant hereby pays to Landlord the sum of \$ 50 as an Application Fee for processing this application, which shall not be refunded for any reason. A \$ 150 (non-refundable) administrative fee will be required to secure your bedroom. There will be a 72-hour grace period in which I, as applicant, may change my decision and decide not to reserve a room. This grace period begins from the date that the Administrative Fee (and/or security deposit) is received by the Landlord. Any applicant, who cancels, must notify Management in writing within the 72-hour grace period to receive the full \$ 150 administrative fee (and/or security deposit).

Acknowledgment

Applicant hereby authorizes verification of any and all information set forth on this application, including release of information by any bank or savings and loan, employer (present or former), prior rental history and any Lender. All such information hereon, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Material misrepresentation on this application will constitute a default under the lease or rental agreement between the parties.

I have read and agree to all provisions of this application.

Signature of Applicant: _____

Date: _____

Referred By: _____



Pickering & Company Roommate Matching Profile

Name: _____ Phone: (____) _____

Current Address: _____

City/State/Zip Code: _____ Email Address: _____

Gender: Male Female Current Age: _____ I attend (Name of University/College): _____

Classification: Freshman Sophomore Junior Senior Grad My Major Is: _____

Desired Move-In Date: _____ Property Preference: _____

Please indicate your preferences by writing 1st, 2nd, 3rd & 4th on the line provided:

Floor Preference: _____ First Floor _____ Second Floor _____ Third Floor _____

Bedroom Preference: _____ First _____ Second _____ Third _____ Fourth _____

Are you a smoker? Yes No Outside Only Are you willing to live with a smoker? Yes No

Do you drink? Yes No Occasionally Are you willing to live with a drinker? Yes No

Having a clean living space is important to me? All of the time Most of the time Sometimes Never

I clean my room at least... Once per week Maybe once per month Once a semester When mom visits

How much emphasis do you put on studying? I'm a bookworm Only before an exam I don't, I'm a genius!

I am a: Early bird Night Owl

My friends consider me to be: Quiet Kind of Noisy It depends on the moment

What is your current relationship status? I'm flying solo I'm freely dating I'm in a serious relationship

Most nights at home I like to: (Rank the selections below 1-7, with 1 being the most frequent choice.)

_____ Go out and party _____ Watch TV _____ Play Video Games
_____ Listen to music _____ Study _____ Have Friends Over _____ Other _____

What do you like to do in your spare time? _____

What organizations and/or groups are you involved with? _____

Is there another fact that we need to know about you? _____

Who do you want to live with?

Name: _____ Phone: _____

Name: _____ Phone: _____

Name: _____ Phone: _____

By signing below, I understand that this information will be made public to other residents in search of roommates. I am aware that Pickering & Company shall not be responsible or liable for any claims, damages, and/or actions that may arise as a result of the roommate matching. Pickering & Company abides by all Federal Fair Housing Laws when assigning roommates and in all Real Estate Practices. I acknowledge that Pickering & Company will strive to accommodate the property, floor, bedroom, and roommate preferences listed above, however Pickering & Company cannot guarantee all preferences can be met. If I do not advise any preferences, I understand that Pickering & Company will assign roommates to my unit. If any facts listed above are determined to be false, it shall constitute a default of this agreement pursuant to paragraph 35, and in such event, the Lessor shall have the rights and remedies set forth in this agreement, including but not limited to Lessor's ability to terminate Resident's tenancy immediately and seek possession of the Premises and collect from Resident any damages incurred, including reasonable attorney's fees.

Signature of Applicant

Date



Guarantor Addendum to Lease

Parental/Sponsor Guaranty for _____ (Tenant)
Minimum guaranteed amount: \$ _____ (full lease amount)

THIS GUARANTY AGREEMENT is executed by the person(s) whose name(s) are signed below. It is understood that _____ (the "Tenant") has applied to become a Tenant in the apartment community known as _____. The Agreement of Lease (the "Lease") is incorporated herein and will be signed by the Tenant, subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of the Lease a guarantee by the prospective Tenant's parent(s), guardian, or other sponsor. The requirement of this Guaranty is in recognition that most Tenants in such community do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant.

The undersigned represents that his or her relationship with the Tenant is that of _____ (parent(s), guardian, uncle, aunt or other - specify other).

In order to induce Landlord to lease to the Tenant, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full and performance of all obligations by Tenant under the Lease or any renewal, extension, increase or subsequent Agreement of Lease (whether for the same or different unit), and to pay all amounts owed pursuant to the Lease including, but not limited to, fines imposed pursuant to the Rules and Regulations, or Attorney's fees incurred in the enforcement of the Lease or any renewal, extension or subsequent lease. **PG initials** _____

Guarantor authorizes Landlord to use reasonable and necessary means to verify information in this Guaranty and procure other information which may be required to evaluate the creditworthiness of the Guarantor, including, but not limited to, an investigation of the Guarantor's credit through a credit reporting agency.

The guaranty may be enforced against Guarantor(s) without the necessity of recourse against Tenant or any parties responsible. Guarantor(s) consent(s) that any proceedings to enforce this Guaranty or related rights may be brought before the court sitting in the judicial district or circuit in which the leased property is located, and Guarantor(s) consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this Guaranty shall be governed by the laws of the state in which the leased property is located.

Failure of Landlord to enforce rights of recovery against other occupants of the Unit and any third parties shall not release Guarantor(s), provided Guarantor(s) is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the Lease but shall be solely responsible as though Guarantor(s) were the Tenant.

In addition to the amounts guaranteed, Guarantor(s) agrees to pay a reasonable attorney's fee and all costs imposed under the terms of the Lease or required as appropriate in enforcement of this Guaranty.

I have read and agree to all provisions of this application and the Lease.

Signature _____ Date _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 200__

COMMISSION EXPIRATION DATE: _____

NOTARY PUBLIC SIGNATURE: _____

NOTICE: THIS DOCUMENT MUST BE NOTARIZED

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME(S) ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY SUBSEQUENT LEASE CONTRACT, IN WHICH THE TENANT HAS ENTERED.

Pickering & Company

Parental Guarantor(s) Application

Name of Tenant			
Guarantor's Name			
Guarantor's Address			
Guarantor's City		State	
		Zip	
Guarantor's Phone	()	Social Security #	- -
Guarantor's Date of Birth		Guarantor's Email Address	
Guarantor's Employer			
Employer's Address			
Employer's City		State	
		Zip	
Employer's Phone		Employer's Fax	
Position Held		Guarantor's Salary	\$ / <input type="checkbox"/> mo. <input type="checkbox"/> yr.
Guarantor Signature			

Acknowledgment

Applicant hereby authorizes verification of any and all information set forth on this application, including release of information by any bank or savings and loan, employer (present or former), prior rental history and any Lender. All such information hereon, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS GUARANTOR APPLICATION IS TRUE AND COMPLETE. Material misrepresentation on this application will constitute a default under the lease or rental agreement between the parties.

Pickering & Company Student Housing

702-D East Lindsay Street

Greensboro, NC 27401

Phone: (336)230-1740

Fax: (336) 230-1784

Email: studenthousing@pickeringandco.com

Website: www.pickeringandco.com

Agreement to Receive Notices via Email and Text

Resident's Name: _____

Resident's Email Address: _____

Resident's Telephone Number: _____

Guarantor's Name: _____

Guarantor's Email Address: _____

Guarantor's Telephone Number: _____

By signing below you both agree that that all notices regarding your lease agreement and/or account with the above named community will be primarily communicated via email and/or text and will be sent to the email addresses and/or telephone numbers listed above. You further agree that should your email account and/or telephone number become inactive or change it is your responsibility to communicate such change with management to ensure the proper delivery of such notices. Occasionally notices will be sent via verbal communication and in memorandum format sent via mail delivery or posted at the front door of the apartments, and/or other similar forms of communication, however primary delivery will be sent via email.

Resident Signature

Date

Guarantor Signature

Date