

Claire Tower Apartments

1041 Marion Street
Columbia, SC 29201
(803) 799-8778
clairetower@gmail.com

12 Month Lease

Efficiency	\$725.00
One Bedroom	\$825.00

No pet Policy

Price includes: electricity, basic cable, water, sewer, garbage pick-up,
and pest control. *Internet Not Included*

Application Fee: \$50.00 (Non-Refundable) Money Order Only
Rental Deposit Start: \$300.00 (\$200.00 Refundable) Money Order Only
Reserved Parking \$70.00 Per Month (limited spaces)

Tenants without SSN# will be charged \$600.00 deposit.
(\$300.00 Refundable)

Tower Perks

- *Pay online
- *On-site Laundry Room
- *Key Code Entry Door System
- *Walking distance to USC and surrounding Columbia area
- *24-hour emergency maintenance

www.clairetower.com

Claire Tower Apartments

New Applicant Residential Requirements

PLEASE ALLOW 3-5 BUSINESS DAYS FOR PROCESSING

Eligibility and Requirement Checklist

Both Applicant and Occupant must meet eligibility requirements

*****Falsification of documentation will result in Disapproval*****

- Complete Application
- Application fees paid in full \$50.00 **(Money Order Only)**
- Occupant fees paid in full \$50.00 **(Money Order Only)**
- Income Eligibility
 - Income must be twice the amount of rent for example:.
 - Efficiency \$725.00 income must equal \$1,450.00
 - One Bedroom \$825.00 income must equal \$1,650.00
- Meet Screening Report Requirements
 - Background (No Felony Charges in past 15 years) for example: sex offence, assault, domestic violence etc.
 - Credit History for example: 600 credit score or above
 - Rental History Verification for example: Insufficient Rental History, Inability to verify rental history and (Past Evictions will not be accepted)
- Provide State, Government or Student Identification Cards
- Employment Verification -2 Current Pay Stubs
- Verifiable Supervisor Contact
- Financial Aid Verification (If Applicable)
- Student Award Letter (If Applicable)

By Signing this Document you acknowledge and understand Claire Tower Apartments New Applicant guidelines and requirements.

Applicant Signature

Date

Claire Tower Apartments Rental Application

*****No Pet Policy*****

Please Allow 3-5 Business Days for Processing of Application

All Rental applications are subject to a Criminal/Credit Check for Resident and Occupant(s)
Application fees are \$50.00 **(money order only)** non-refundable.
Applicant and Occupants are \$50.00 each **(money order only)** non-refundable.

Applicant/Spouse/Occupant Information

Applicant (Full Name) _____

Date of Birth _____ Social Security Number _____

Home # _____ Mobile # _____ Work # _____

Email _____

Driver's License# _____

Occupant Name _____ Date of Birth _____

SS# _____ Driver's License# _____

Other Occupants and Relationship _____

Occupant Telephone _____ Occupant Email _____

RENTAL HISTORY

Present Address _____

How Long _____ Rent or Own _____ Current Rent _____

Landlord _____ Telephone# _____

Previous Address _____

How Long _____ Rent or Own? _____ Prior Rent _____ Landlord _____

EMPLOYMENT HISTORY

Present Employer _____ Occupation/Job Title _____

Length of Employment _____ Salary _____

Supervisor _____ Phone _____

Previous Employer _____ Occupation/Job Title _____

Length of Employment _____ Salary _____
Supervisor _____ Phone _____

Other Income (Source and Amount)

Are you currently a full time student? _____

How did you hear about Claire Tower Apartments? Circle One: **Apartment Finder/Rent.com/ Apartment Guide**
or Other: _____

Application Fee

Applicant has submitted a non-refundable payment of \$50.00 or dual application fee of \$100.00 in the form of a money order for application processing, including credit report, rental verification and employment verification. This sum is not a rental payment, nor can it be applied to future rental payments.

DEPOSIT AND ADDITIONAL FEES

Applicant has submitted a total deposit of \$300.00 in the form of a money order. The \$200.00 rental deposit portion of this total deposit is refundable after move-out and is subject to deduction of all move-out cleaning and damage charges, any money due, or forfeit, as provided by the lease contract. The \$100.00 redecorating portion of this total deposit is nonrefundable. This deposit cannot at any time be used as a rental payment. If application is accepted, applicant agrees to execute the usual rental agreement on or before the occupancy date stipulated by this application. If for any reason the application is declined, the full \$300.00 deposit will be refunded within 30 (thirty) days.

New Tenants without a Social Security Number (SSN) must pay \$600.00 with only \$300.00 of the deposit refundable. The refundable portion is subject to deduction of all move-out cleaning and damage charges, forfeit, as provided by the Lease Contract. This deposit cannot at any time be used as a rental payment. If application is accepted, applicant agrees to execute the usual rental agreement on or before the occupancy date as stipulated by this application. If for any reason the application is declined, the full \$600.00 deposit will be refunded within 30 (thirty) days.

Applicant may cancel application within 72 hours and receive the full refund of the \$300.00 or \$600.00. If the application is cancelled after 72 hours or if the applicant fails to execute the usual rental agreement, or refused to occupy the apartment on the stipulated rental date, the deposit will be forfeited as liquidate damages.

This application must be signed by the applicant before processing. Falsification of any information will result in automatic rejection. Applicant gives Lease permission to verify all credit, employment, earnings, rental information, criminal background check, and additional information needed for processing.

Applicant Signature _____

Date _____

Leasing Office/Move-in Information

Desired Move-in Date _____ Circle one Bedroom or Efficiency

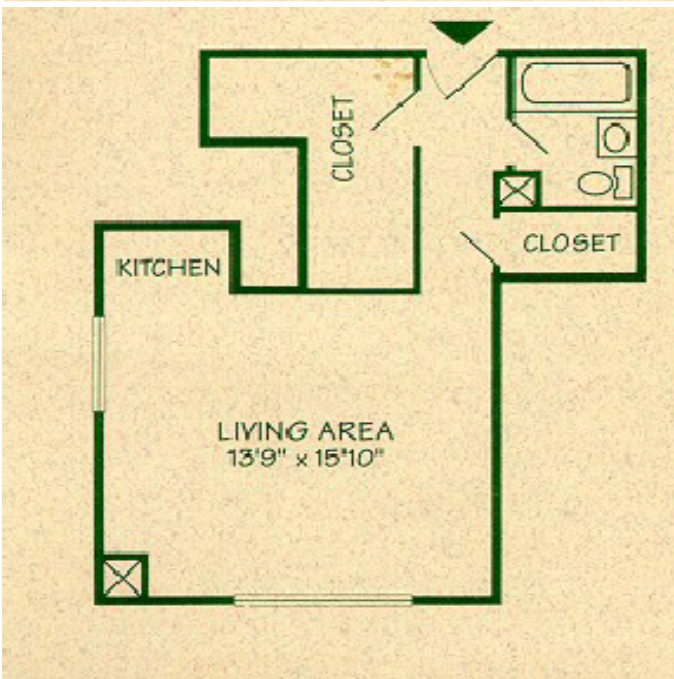
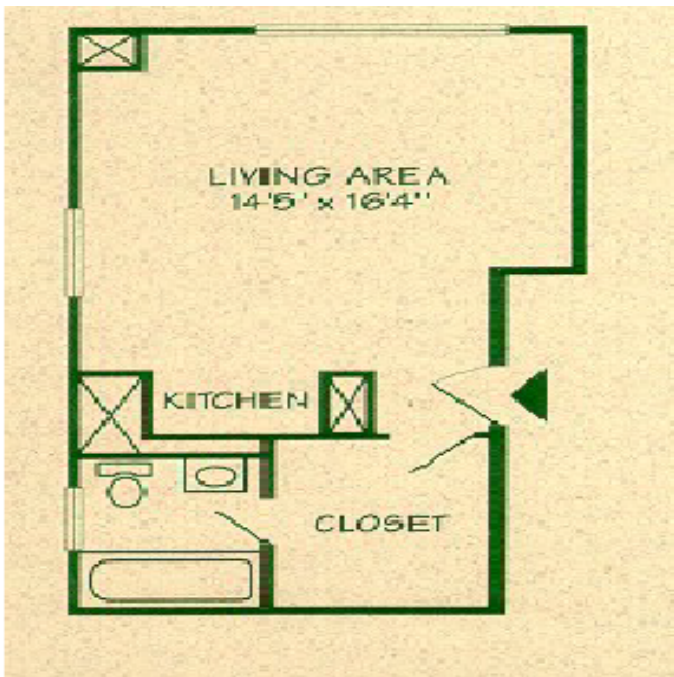
Lease 12 Month _____ Circle Yes or No for Parking

Claire Tower Efficiency Options (2 of 2)

12 Month Lease

Efficiency 1 \$ 725.00

Efficiency 2 \$ 725.00

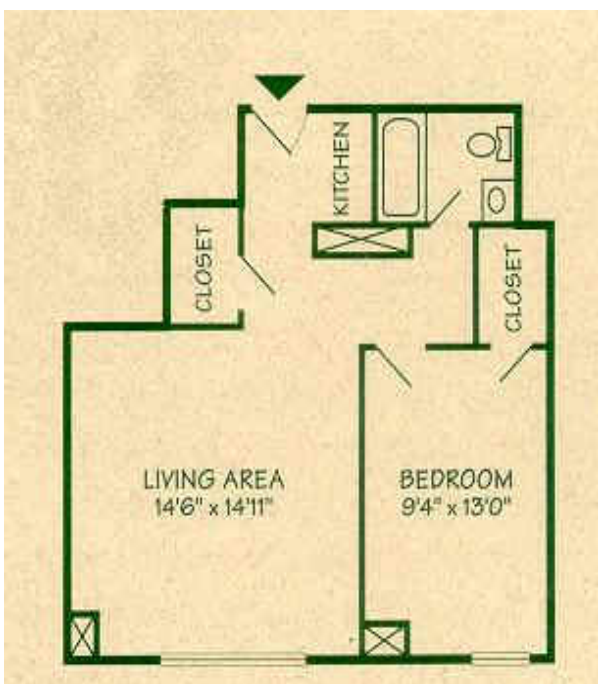
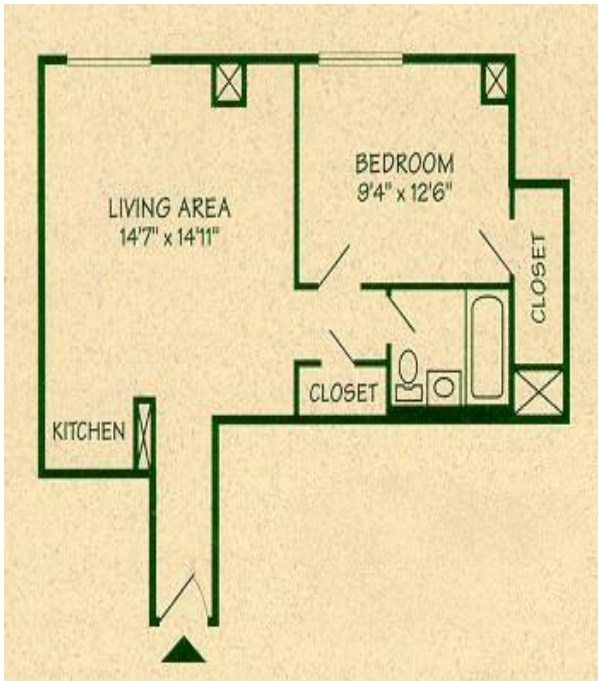


Claire Tower One Bedroom Options (2 of 4) Pt1

12 Month Lease

One Bedroom 1 \$ 825.00

One Bedroom 2 \$ 825.00



Claire Tower One Bedroom Options (2 of 4) Pt 2

12 Month Lease

One Bedroom 1 \$ 825.00

One Bedroom 2 \$ 825 .00

