

**Lease Application Agreement**  
**Vista Towers**  
**Date submitted: 4/26/2022**

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**Resident Information**

Name: Tinika SeCAL Warren  
Site Address: 900 Vista Towers Drive  
  
Lease Start: 6/14/2022  
Lease End: 6/13/2023  
Advertising Source: Property Website  
Referred by: N/A

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**Application - Tinika SeCAL Warren**

Date Of Birth: 05/26/\*\*\*\*  
SSN/ITIN: \*\*\*-\*\*-3415  
Est. Annual Income: \$13,500.00  
Other Annual Income: \$1,200.00  
Driver's License/State ID: \*\*\*\*\*5342 - GA  
Home Phone:  
Work Phone:  
Work Phone Ext:  
Mobile: 8036960544  
Email: tinikacareers2022@gmail.com

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**Current Residence - Tinika SeCAL Warren**

Residence/Mortgage Company:  
Rent/Own/NA: NA  
Address: 7437 Garners Ferry Rd Unit 40  
Columbia, SC 29209-2602  
US  
Rent Amount: \$0.00  
Manager/Contact:  
Move-In Date: 2/5/2022  
Phone:  
Reason for leaving:  
Fax:  
Email:

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**Current Employer - Tinika SeCAL Warren**

Employer Name: Action Labor  
Address: 2111 Wayne Street  
Columbia, SC 29201  
US  
Job Title:  
Job Type: Employed  
Est. Annual Income: \$13,500.00  
Start Date:  
Supervisor Name: George  
Phone: (803) 256-6010  
Fax:  
Email:

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**Pet Information**

I do not have pets.

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## Rental Criteria

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 or older.

**INCOME.** Applicants must collectively have verifiable income in an amount not less than 3 times the rental rate.

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

**GUARANTORS.** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

**ADULT DEPENDENT.** If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check and credit screening process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of the convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

**OCCUPANCY.** The following occupancy standards apply based on two persons per bedroom, plus one per apartment:

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

**PETS.** The following breeds are restricted from our Greystar community. Additional Pet and Breed Restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animal

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf Hybrids

**RENTER'S INSURANCE REQUIREMENT.** You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

**FAIR HOUSING STATEMENT.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes

protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

**DATA AND COMMUNICATION.** You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

**RENTAL RATES AND LEASE TERMS.** Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment's availability at the time of your quote, move-in date, and lease term requested. **Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.**

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application may result in denial of the application.

**APPLICANT APPROVAL ACKNOWLEDGEMENT.** Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

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## **Pet Policy**

We welcome 2 pets per apartment home. There is a \$350 pet fee for the first pet, and \$350 for the second. Pet rent is \$10 per pet per month. Aggressive breeds are prohibited.

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## **Refund Policy**

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

**1. Lease Contract Information.** The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.

**2. Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.

**3. Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.

**4. If you Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.

**5. If You Withdraw Before Approval.** If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.

**6. Approval/Non-Approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.

**7. Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.

**8. Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.

**9. Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.

**10. Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.

