



275 South Church Street  
Spartanburg, SC 29306  
Phone: 864.308.1659  
Fax: 864.308.8967

### Qualification Procedure

Church Street Lofts is an equal housing opportunity provider. This property does not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin.

#### **We Will Require:**

1. Good verifiable rental history.
2. No history of noise complaints or other non-compliance notices.
3. Never been evicted or owe another renter money (this is an automatic rejection).
4. Have given proper notice to current Lessor.
5. Verifiable employment, (check stubs, tax forms, etc.).
6. Credit check must have at least 650 credit score, no unpaid collections, no unpaid judgments or liens against you, no bankruptcies or foreclosures less than 5 years old of the date you are applying, and no outstanding debts (slow payment history, bad credit, or unpaid bills).
7. Criminal background check must be clear.
8. "Parties" on Lease Contract must occupy unit.

#### **Miscellaneous:**

How many persons are allowed in apartment and how much income is required:

- Studio – 2 People
- 1 Bedroom – 2 People

INCOME MUST BE 4 (FOUR) TIMES THE RENTAL AMOUNT.

An Application Deposit is required to reserve apartment upon application completion. After 3 business days (includes Saturday), application deposit will be retained and applicant will NOT receive the deposit back. Application deposit will turn into security deposit upon move in. \$50 of your application deposit is non-refundable once you have moved in, fulfilled your lease term, and left the apartment in good condition

Application fees are NON-REFUNDABLE.

Pet weight limit is 30 pounds. Pit bulls, Rottweiler's and Doberman's are prohibited from living on this property.

ANYONE WHO WILLFULLY PROVIDES FALSE INFORMATION ON THE RENTAL APPLICATION WILL BE AUTOMATICALLY REJECTED.

I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET IN ORDER TO QUALIFY FOR AN APARTMENT HOME WITH CHURCH STREET LOFTS.

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**Applicant Signature**

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**Date**