

**THE** overlook  

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**AT STONE SPRING**  

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Rental Qualifications

**Resident**

- **Criminal Background Check:** Background checks should not reveal any convictions or adjudication withheld at any time for the following: felonies, sexual crimes, crimes against children or larceny/robbery. Background checks should also not reveal any drug related crimes within the past 10 years.
- **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 \$100. (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 or Severe Credit Risk will require the Resident to obtain a new Guarantor or pay a Security Deposit equal to One 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. Any deposit/administrative fee/application fee made to Pickering & Company by personal check, which is returned from the bank, will cause the lease to state that all payments must be made in the form of certified funds, i.e.: cashiers check, money order or credit card.

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Resident Signature/Date

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Guarantor Signature/Date

# Pickering & Company Application for Residence

Please return completed application and make check or money order payable to:

The Overlook at Stone Spring

Professionally Managed by Pickering & Company

PO Box 19285. Greensboro, NC 27419 (P) 866-622-2794 (F) 336.852.9185

## PERSONAL INFORMATION

Name of Applicant: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address (when at school): Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Address (when not at school): Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

SS #: \_\_\_\_\_ - - Date of Birth: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Email: \_\_\_\_\_

What class level are you at this time? Freshman/Sophomore/Junior/Senior/Graduate \_\_\_\_\_

Present Employer (Applicant): \_\_\_\_\_

Employer's Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer's Phone: ( ) \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_

Position Held: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_

## RESIDENCE HISTORY

Name of Present Landlord, Mortgage Co. or Apt. Community: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Address of Landlord, Mortgage Co. or Apt. Community Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Payment: \_\_\_\_\_ How long have you rented or owned here? \_\_\_\_\_

Name of Prior Landlord or Apt. Community: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Monthly Payment: \_\_\_\_\_ How long did you rent or own here? \_\_\_\_\_

Parent/Guardian (Guarantor) Name: \_\_\_\_\_

Guarantor's Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Guarantor's Email: \_\_\_\_\_ Guarantor's Phone: ( ) \_\_\_\_\_

Relationship of Guarantor: (i.e. Parent/Guardian) \_\_\_\_\_

**PLEASE LIST REQUESTED ROOMMATES (IF KNOWN):**

Roommate #1: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Roommate #2: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Roommate #3: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**BANK AND CREDIT REFERENCES:**

Bank Name: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Credit Card: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

**CRIMINAL BACKGROUND**

- 1. Have you ever been convicted of or plead guilty or “no contest” to a felony (whether or not resulting in a conviction)?  
 Yes                       No
- 2. Have you ever been convicted of 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: \_\_\_\_\_

**Fees: Process Application and Reserve Apartment Unit**

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 \$ 250 (non-refundable) amenity 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 \$ 250 administrative fee (and/or security deposit). **Any cancellation after the 72-hour grace period will forfeit the entire 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: \_\_\_\_\_

**Pickering & Company  
Roommate Matching Profile**

***Please complete the information below so you can be paired with roommates who match your lifestyle, interests, and personality. (This helps management to match those who may not have roommates already).***

Name:	
Email Address:	
Phone Number: (     )	Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female
Date of Birth:        /        /	Expected Graduation Date:
Home Town and State:	Floor Level: (check one) <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> (Subject to availability-no guarantee)
Academic Institution Attended:	Area of Study:

**What are your habits and what are you looking for in a roommate?**

	Check what applies to You!	Check what applies to Your Ideal Roommate!
Smoking	<input type="checkbox"/> Don't Smoke <input type="checkbox"/> Do Smoke	<input type="checkbox"/> Non Smoker <input type="checkbox"/> Smoker
Drinking	<input type="checkbox"/> Don't Drink <input type="checkbox"/> Do Drink	<input type="checkbox"/> Doesn't Drink <input type="checkbox"/> Drinks
Housekeeping	<input type="checkbox"/> Not Tidy <input type="checkbox"/> Tidy & Clean	<input type="checkbox"/> Not Tidy <input type="checkbox"/> Tidy
Cooking	<input type="checkbox"/> Cook Occasionally <input type="checkbox"/> Cook Often	<input type="checkbox"/> No Preference <input type="checkbox"/> Same as your preference
Entertain Friends at your Place	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often
Dating	<input type="checkbox"/> Single <input type="checkbox"/> Attached	<input type="checkbox"/> Single <input type="checkbox"/> Attached
Early to Bed or Stays up Late	<input type="checkbox"/> Early <input type="checkbox"/> Late	<input type="checkbox"/> Early <input type="checkbox"/> Late
Music Volume	<input type="checkbox"/> Soft <input type="checkbox"/> Loud	<input type="checkbox"/> Soft <input type="checkbox"/> Loud
Music Preference	<input type="checkbox"/> Country <input type="checkbox"/> Pop <input type="checkbox"/> Hip Hop <input type="checkbox"/> Rock <input type="checkbox"/> Jazz/Blues	<input type="checkbox"/> Country <input type="checkbox"/> Pop <input type="checkbox"/> Hip Hop <input type="checkbox"/> Rock <input type="checkbox"/> Jazz/Blues
Studying	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often
Going Out for Fun	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often
Currently Employed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Describe anything else that you may look for in an ideal roommate.**

**What do you do in your spare time for fun? (Check all that apply)**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Attend Concerts             | <input type="checkbox"/> Cooking                  | <input type="checkbox"/> Science Fiction         |
| <input type="checkbox"/> Attend Cultural/Arts Events | <input type="checkbox"/> Crafts                   | <input type="checkbox"/> Science/New Technology  |
| <input type="checkbox"/> Auto Repair/Motorcycles     | <input type="checkbox"/> Current Affairs/Politics | <input type="checkbox"/> Shopping Trips          |
| <input type="checkbox"/> Bars/Nightclubs             | <input type="checkbox"/> Fishing/Hunting          | <input type="checkbox"/> Snow Skiing             |
| <input type="checkbox"/> Bible Reading/Church Groups | <input type="checkbox"/> Fraternity/Sorority      | <input type="checkbox"/> Softball/Baseball       |
| <input type="checkbox"/> Bicycling Trips             | <input type="checkbox"/> Golf                     | <input type="checkbox"/> Stock/Bond Investments  |
| <input type="checkbox"/> Boating/Sailing             | <input type="checkbox"/> Health/Natural Foods     | <input type="checkbox"/> Swimming                |
| <input type="checkbox"/> Book Reading                | <input type="checkbox"/> Listening to CDs/Tapes   | <input type="checkbox"/> Tennis                  |
| <input type="checkbox"/> Camping/Hiking              | <input type="checkbox"/> Movies                   | <input type="checkbox"/> TV Watching             |
| <input type="checkbox"/> Campus Clubs/Organizations  | <input type="checkbox"/> Photography              | <input type="checkbox"/> Video Games             |
| <input type="checkbox"/> Cards/Board Games           | <input type="checkbox"/> Exercise - Aerobics      | <input type="checkbox"/> Volleyball              |
| <input type="checkbox"/> Career-Oriented Activities  | <input type="checkbox"/> Musical Instrument       | <input type="checkbox"/> Watching College Sports |
| <input type="checkbox"/> Collecting                  | <input type="checkbox"/> Playing Pool             | <input type="checkbox"/> Watching Pro Sports     |
| <input type="checkbox"/> Computers/Internet          | <input type="checkbox"/> Running/Jogging          | <input type="checkbox"/> Work Out in the Gym     |

**What best describes who you are? (Check all that apply)**

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Adventurous  | <input type="checkbox"/> Hard Working | <input type="checkbox"/> Outspoken      |
| <input type="checkbox"/> Aggressive   | <input type="checkbox"/> Humorous     | <input type="checkbox"/> Perfectionist  |
| <input type="checkbox"/> Athletic     | <input type="checkbox"/> Independent  | <input type="checkbox"/> Religious      |
| <input type="checkbox"/> Competitive  | <input type="checkbox"/> Laid Back    | <input type="checkbox"/> Reserved       |
| <input type="checkbox"/> Confident    | <input type="checkbox"/> Moody        | <input type="checkbox"/> Self-Confident |
| <input type="checkbox"/> Conservative | <input type="checkbox"/> Open Minded  | <input type="checkbox"/> Shy            |
| <input type="checkbox"/> Emotional    | <input type="checkbox"/> Organized    | <input type="checkbox"/> Spontaneous    |
| <input type="checkbox"/> Energetic    | <input type="checkbox"/> Outgoing     | <input type="checkbox"/> Talkative      |

**Describe anything about yourself that you might want others to know. (i.e. habits, likes, dislikes, special needs)**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

# THE **overlook**

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AT STONE SPRING

2723 Horse Pen Creek Road Suite 105  
Greensboro, NC 27410

Mailing Address: P.O. Box 19285 Greensboro, NC 27419  
1-800-368-0798

I, \_\_\_\_\_, give permission for The Overlook at Stone Spring to share my name and contact information with other applicants who have been approved for residency or who are current residents with The Overlook at Stone Spring for the purpose of introducing apartment mates.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

## **Pickering & Company Parental Guaranty**

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 Overlook at Stone Spring**. 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 \_\_\_\_\_ (i.e. parent, guardian, uncle, aunt or 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.

The Guarantor(s) acknowledges that it shall have liability under this Guaranty, notwithstanding any of the foregoing: (1) that the Landlord renews the Lease, grants Tenant extensions of time within which to pay amounts due or perform any of Tenant's obligations under the lease, or the fact that the Guarantor was not notified of any changes or amendment to the Lease; (2) the failure of the Landlord to seek recourse against or sue the Tenant for any amounts due under the Lease prior to requiring payment from the Guarantor; (3) any belief that any other person was also going to sign or be obligated under this Guaranty; (4) the inability of the Tenant or any other guarantor to be responsible under the Lease or this Guaranty by virtue of their legal incapacity disability or bankruptcy; (5) the fact that the guarantor was not given prior notice of the default by Tenant under the Lease.

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 IF NOT SIGNED IN THE PRESENCE OF MANAGEMENT**  
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		How long have you been at this address?	
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.***