

Regency Park Apartment Homes

120 Edinborough Circle, Greenwood, SC 29649
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www.regencyparkgreenwood.com

Application for Corporate Housing and Residency

Company Legal Name (Applicant) _____ Fed Tax Id # _____

Company Physical Address _____ State _____ Zip _____

Company Mailing Address _____ State _____ Zip _____

Name of Company Officer Signing Lease _____ Title _____

Officer Phone # _____ Ext. _____

Contact Person for Lease _____ Title _____

Phone # for Contact Person _____ Ext. _____ Fax # _____ E-Mail Address _____

Nature of Business _____ # Years in Business _____

Approx # Common Law EE's _____ Estimated Annual Sales _____

Has this company ever filed Bankruptcy _____ if yes, please give a brief explanation including dates and details...

Has this company ever had, have, or anticipate having any Judgments, Liens or Law suits? _____ if yes, please give a brief explanation including dates, status and details...

Credit References Name _____ Name _____

Address _____ Address _____

City _____ City _____

State _____ Zip _____ State _____ Zip _____

Account # _____ Account # _____

Bank References: Name _____ Name _____
Address _____ Name _____
City _____ City _____
State _____ Zip _____ State _____ Zip _____

Do you perform background checks on your employees? Yes _____ No _____

Pets must be approved by the Regency Park Management prior to move in.

Regency Park is a NON-SMOKING community. No smoking is allowed in the apartments or at any other place on the Grounds of the community.

I certify that all of the information regarding the company is true, complete and accurate. If any of the information is found to be incorrect, the landlord at his sole discretion may cancel or terminate the lease contract and retain all monies as liquidated damages. In addition, I hereby authorize Performance Investments of the Carolinas, dba Regency Park Apartments, its property manager and/or owners to inquire about and obtain information regarding the creditworthiness of the company or companies listed as applicant in this application in order to evaluate this application for residency. In addition, I authorize any named credit or bank reference in this application to release any requested information regarding the creditworthiness of the named company deemed necessary by Performance Investments of the Carolinas for the completion of the evaluation of this application for residency.

Signed _____ Title _____
Company Officer

For _____
Company Name

Date _____

For Office Use Only

Application review by _____ Approval Date _____ Apt# _____

Lease Term _____ Lease Effective Date _____ Lease Termination Date _____

Regency Park Apartments Community Disclosures

Regency Park Management's Goal is for our Resident's to have a Positive Living Experience at Regency Park. Thus, we strive to maintain a Clean, Safe and Quiet Environment for all our Residents; therefore, we have adopted certain policies and guidelines to help insure this endeavor.

Regency Park has adopted the Policy of a "Non-Smoking Community". This means there shall be **no smoking or vaping** at any time by a Resident or Guest in the Resident's Apartment or at any place within the property boundaries of the Regency Park Community. THIS POLICY APPLIES TO ALL RESIDENTS AND THEIR GUEST AND WILL BE STRICTLY ENFORCED. Any infraction of this policy will lead to eviction proceedings as stated in Section 6 of the Lease.

Regency Park's Pet Policy allows pets in "Pet Friendly Apartments" only. All pets must be approved by the Regency Park Management prior to being admitted. Pet sitting of un-authorized pets and pet visitation from unauthorized pets is strictly prohibited. Pets of Guest are not allowed under any circumstances. "Pet Damage Deposits" and "Pet Fees" must be paid in full prior to any pet being permitted in an Apartment. "Pet Fees" are Non-Refundable when paid whether or not a pet actually enters the Apartment. Pets may not be kenneled, tied, or staked outdoors on the property at any time. **Approved pets MUST BE on a leash outside of the Apartment at ALL TIMES.**

All Residents will pay a Carpet Cleaning Fee based on the size of the Apartment upon vacating the Apartment. This charge will be paid from the Resident's Security Deposit. The fee currently ranges from **\$120 to \$165** based on the size of the Apartment and is subject to change at any time.

Proof of Insurance (Renter's Insurance) must be provided to the Landlord no later than move- in. Each Resident is required to obtain insurance on personal property for protection from events that could damage Resident's personal property. Such insurance shall name Regency Park Apartments as "Additional Party of Interest" and provide "Replacement Value Coverage" and a minimum of \$300,000 Liability Insurance Limit. Each Resident agrees to comply in all respects with the requirements of the Landlord's present or future insurance carrier and not to permit anything to be done at or within premises which shall cause cancellation of or increase in the current rate of insurance thereon.

The Pool Rules and "Waiver of Liability Agreement" must be signed in order for Pool Privileges to be granted. Residents and their Guests will not be allowed to use the pool until the signed Agreements have been signed.

Regency Park recognizes "Quiet Hours" from 10:00 PM until 8:00 AM. No house chores, exercising or socializing which could cause a disturbance to surrounding neighbors are allowed during these hours. Residents and their Guest should not infringe on a "Neighbor's Right to Peaceful Enjoyment" of their lease premises at any time.

Residents will not be allowed to bring any washer and/or dryer onto the property that is older than ten (10) years. Model and Serial Numbers of Resident's laundry equipment will be verified for age of equipment.

Exercise equipment such as treadmills, stationary bicycles, etc. which could cause a disturbance to surrounding Residents or damage to the buildings structure is not allowed.

Damages from "Offensive and Lingering Odors" are not considered "*normal wear and tear*" and the Resident will be charged for the remediation of this type of damage. **In addition, burning of candles; incense; or essential oils is not allowed.**

Regency Park maintains a "Zero Tolerance Policy" for the use of any illegal drug or criminal activity on or off the premises of Regency Park. Any infraction of this Agreement will result in immediate eviction of the resident.

The Policies and Guidelines stated above reflect a portion of the frequently asked questions concerning the "Regency Park Lease Rules and Regulations". The entire List of Rules and Regulations and other Lease Addendums are made a part of the Lease at Lease signing.

Applicant Signature

Date

Applicant Signature

Date