

Lofts at Golden Belt: Rental Application

Thank you for your interest in the Lofts at Golden Belt! There are 37 one-bedroom lofts currently under construction: 35 lofted bedroom units and 2 one-level corner units. To reserve a loft, please complete the following forms and mail a check for \$30 payable to Edgemont Tenant, LLC to:

Scientific Properties
Re: loft application
280 S. Mangum Street Blackwell Street
Suite 340
Durham, NC 27701

If you have questions about this form, please call us at (919)-967-7700 or email us at leasing@goldenbeltarts.com. For more information about the lofts and Golden Belt, please go to: www.goldenbeltarts.com. Thank you!

****I verify that the information that I am providing is current and accurate. By completing this application, I am providing consent to Scientific Properties and Edgemont Tenant to inquire about my credit, employment and rental history, and obtain a criminal background check about me. I recognize that the \$30 application fee is non-refundable. I fully understand that Scientific Properties/Edgemont Tenant has the right to deny my application based upon the results of its inquiries.**

Scientific Properties and Edgemont Tenant shall make all efforts to comply with Fair Housing Laws and applications shall not be denied based upon race or color, religion, sex, national origin, familial status, or disability.

Name of Applicant: _____

Name of Co-applicant (if applicable): _____

Date of Application: _____

Loft Type Desired (select one):

- Floating loft: \$850 per month _____
- Floating loft with terrace: \$925 per month _____
- Extended loft: \$975 per month _____
- Extended loft with terrace: \$1,025 per month _____
- Corner Unit: \$1,300 per month _____

Preferred Unit Number (if known): _____

Desired Move in Date: _____

Lease Term (12 month minimum): _____

APPLICANT INFORMATION:

(Each adult occupant must submit a separate form unless the applicants are husband and wife.)

Name of Applicant: First _____ Last _____

Social Security Number: _____ Driver's License #: _____

Date of Birth: _____ Email Address: _____

Phone number: _____

Other Occupants:

1) Name: _____ Relationship: _____ DOB: _____

2) Name: _____ Relationship: _____ DOB: _____

PRESENT ADDRESS:

Street: _____

City: _____ State: ____ Zip: _____

Occupancy Dates: _____ to _____ Rent/Mortgage: _____ per month

Landlord Name: _____ Phone Number: _____

Previous Address:

Street: _____

City: _____ State: ____ Zip: _____

Occupancy Dates: _____ to _____ Rent/Mortgage: _____ per month

Landlord Name: _____ Phone Number: _____

EMPLOYMENT:

Applicant's Employer: _____

Employer Phone: _____

Occupation: _____ Monthly Income: _____

Other Occupant Employer: _____

Employer Phone: _____

Occupation: _____ Monthly Income: _____

EMERGENCY CONTACT: (someone not living with you)

Name: _____ Relationship: _____

Address: _____

Work Phone: _____ Home Phone: _____

AUTOMOBILE:

Make/Model: _____ Year: _____ License Plate: _____ State: _____

Make/Model: _____ Year: _____ License Plate: _____ State: _____

PETS: (limit of 2 pets per apartment)

Pet Type: cat/dog/other _____ Weight: _____ Breed: _____
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IMPORTANT INFORMATION:

Rental//Employment History:

- If upon our review of your application, we find that you do not have sufficient rental or employment history, we will require a guarantor for your lease. Guarantors are accepted in accordance with Rent Grow standards. Income to rent ratio must be five times the monthly rent with a good credit rating. No guarantors will be accepted for applicants with unsatisfactory rental or credit history.

Parking:

- We offer parking for one vehicle per lofted bedroom unit and two vehicles per corner unit. Parking is nonexclusive and unreserved so you may not always be able to park in the same spot in the designated area. If you have more than one vehicle, you are welcome to park in the tenant parking lot in non-designated spots between the hours of 6pm and 8am or park in the overflow lot at any time.

Pets:

- Dogs and cats are welcome at Golden Belt. Other pets will be considered on a case by case basis.
- Pets that weigh less than 25 lbs require a \$100 non-refundable fee per pet. Pets over 25 lbs require a \$175 non-refundable fee per pet. If there is pet-related damage that exceeds the pet fee, funds will be taken out of your security deposit.
- We expect all pet owners to be responsible for their pets. This includes cleaning up after your pet on the grounds of Golden Belt, and ensuring your pet is quiet and well behaved. Excessive noise, behavior, or waste complaints may result in termination of your lease.

Renter's Insurance:

- While not required, we strongly encourage all tenants to procure and maintain renter's insurance.

Security Deposit:

- A security deposit equal to one month's rent is required. This security deposit plus any pet fees and storage unit deposits are payable in full at lease execution.

Rent:

- One full month's rent is due at lease signing in order to procure keys. Pro-rated rent, if applicable, is due the first day of the following month. Monthly rent is due the first of each month. If rent is not received by the 5th of the month, a 10% late fee will be charged. If rent is late more than 3 times in a 12 months period, your lease may be terminated.

No Smoking:

- Smoking is not allowed in the lofts, on the private terraces, in any common areas of the loft building or any other building. Smoking is allowed outside in designated smoking areas only.
- If a tenant is found to be smoking in a non-designated area, they will be fined \$100 per incident. If more than two (2) incidences occur, the lease will be terminated.

Washer/Dryer:

- All units are plumbed for a stackable washer and dryer unit. We have a contract with a company that will provide the appliances and a service contract for an estimated fee of \$25 per month. Cost will vary based on tenant credit history. We will provide all residents with contact information for this company prior to move in.

Storage Units:

- Golden Belt has in-building storage units available for residents to rent for a charge of \$25 or \$35 per month depending on size. Storage units may not be used to store perishable, flammable, combustible or mold producing items. A deposit of \$100 will be collected at lease signing to secure storage unit. Please indicate your choice and quantity (maximum 2 per loft) of unit.

○ **Large Unit, approximately 8 x 5 x 8** _____

○ **Small Unit, approximately 6.5 x 4 x 8** _____

Occupancy Limits: Two persons per bedroom.

TELL US ABOUT YOURSELF....

How did you hear about us? (Please specify source)

On-line website (i.e. Craigslist): _____ Newspaper: _____
Friend: _____ Other: _____

What helped you select Golden Belt?

Modern design: ____ Location: ____ Arts-focus: ____ Price: ____
Other: _____

What are your interests: (check all that apply):

Outdoor activities (hiking/biking): ____ Durham Bulls Baseball: ____
Seeing Live Music: ____ (what types of music) _____
Yoga/Pilates: _____ Art Classes: ____ (what type of art) _____

What is your favorite Durham....

Restaurant: _____ Store: _____
Theatre: _____ Coffee shop: _____

SIGNATURE OF ALL ADULTS TO APPEAR ON LEASE:

I certify that the information provided on this application is accurate to the best of my knowledge. I authorize inquiries to be made by all available means to verify the statements above. This would include, but not be limited to, consumer reporting agencies, public records, criminal background check, current and previous rental references, employers and personal references.

Falsification of information will result in denial of the application termination of the rental agreement.

- 1) Signature: _____
Date: _____ Contact Phone: _____
Email Address: _____

- 2) Signature: _____
Date: _____ Contact Phone: _____
Email Address: _____

Please send this application and your check to us at the following address.

Scientific Properties
Re: loft application
280 South Mangum Street, Suite 340
Durham, NC 27701

Please note that your application will not be considered until a completed application and check(s) are received. After all documents have been received and deemed complete, we

will process your application within four (4) business days and notify you of acceptance or denial. Please feel free to contact us if you have any questions.

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www.goldenbeltarts.com

Phone: (919)-967-7700 Fax: (919)-338-2781

leasing@goldenbeltarts.com