

The Reserve AT STONEGATE

Apartment Location:
The Reserve at Stonegate
107 Reserve Circle, Boiling Springs, NC 28017

Leasing office:
Willow Tree Investments, LLC
201 W. Marion Street Suite 200, Shelby, NC 28150
704.284.3553 (p) 704.476.0024 (f)
www.reserveatstonegate.com

To apply at *The Reserve at Stonegate Apartments*, you will need:

1. A completed application
2. A qualified co-signer
3. Approved credit, criminal and rental history
4. Written proof of income/employment (applicants applying on their own will need 2 consecutive payment stubs)
5. A current form of identification, i.e. driver's license, passport or state issued ID.

Please be sure to read and fill out the ENTIRE rental application. If the rental application is not filled out completely, it may be declined.

The \$75 non refundable application fee must be paid before application is processed.

The \$400 security deposit must be paid before application is processed.

*Please mail application to: Willow Tree Investments, LLC, 201 W. Marion Street Suite 200,
Shelby, NC 28150*

*Any further questions, please contact:
The Reserve at Stonegate leasing office at (704) 284-3553*

*Monday – Friday: 8:00am – 5:00pm
After-Hours: By appointment only*

**Hours are subject to change without notice.*

**All specials and rental rates are subject to change, so turn in your application as soon as possible.*

I have read and understand the above instructions for leasing at The Reserve at Stonegate Apartments.

Applicant Name (print)

Applicant Signature

Date

ROOMMATE PROFILE

Willow Tree Investments, LLC

Name _____ Home () _____
Current Address _____ Cell () _____
City/State/Zip Code _____
E-Mail Address _____ Gender: ☐ Male ☐ Female

Desired Move-In Date: _____ Desired Lease Term: 10 Months ☐ 12 Months ☐
Please indicate your order of preference by writing 1st, 2nd or 3rd in the line provided: (not guaranteed)
Preferred Floor: _____

1st Floor

2nd Floor

3rd Floor

Preferred Bedroom: _____



(Please circle room number preferred)

ROOMMATE QUESTIONNAIRE

Your age as of today: _____
College Academic Level: Freshman ☐ Sophomore ☐ Junior ☐ Senior ☐ Grad ☐
Do you have a Pet? Yes ☐ No ☐ If yes, describe: _____

*** **Note:** Pet application & approval from management is required PRIOR to move-in***

My Preference of Roommates Is: Male ☐ Female ☐ Either ☐
I Like to Keep My Room: Very Neat ☐ Tidy ☐ Untidy ☐
I Would Describe Myself As: Very Quiet ☐ Average ☐ Noisy ☐
I Study: Often ☐ Average ☐ Seldom ☐
I Smoke: Yes ☐ No ☐ Outside Only ☐
I Drink: Often ☐ Average ☐ Never ☐

PREFERRED ROOMMATE(S)

Name: _____ Phone # () _____
Name: _____ Phone # () _____
Name: _____ Phone # () _____

By Signing below, I understand this information will be made public to other residents in search of Roommates. I acknowledge that the Landlord is not responsible or liable for any claims, damages, or actions or any nature whatsoever relating to, arising out of or connected with disputes between potential or selected roommates. The Landlord abides by Federal Fair Housing Laws when assigning roommates.

I acknowledge that the Landlord strives to accommodate the desired Apartment Size and Roommate preferences, however Landlord cannot guarantee all preferences can be met. If I do not advise Landlord of my preferred Roommates, Landlord will assign a Roommate(s) to my unit.

Applicant Signature

Date

Management Signature

Date

RENTAL APPLICATION

Willow Tree Investments, LLC

PLEASE ANSWER ALL QUESTIONS

Date of Application _____ HOW DID YOU HEAR ABOUT US? _____

Applicant's Name _____	Social Security # _____
Date of Birth: _____	Driver's License #: _____
Home Telephone #: _____	Cell #: _____
Present Address _____	City/State/Zip: _____
Address When Not at School _____	City/State/Zip: _____
Apartment Community: _____	Fax #: _____
Vehicle Description: _____	Tag #: _____
Employed by: _____	Position/Title: _____
How long on job: _____	Income: \$ _____ Hourly/Monthly/Yearly
Supervisors Name: _____	Telephone #: _____

Co-Signer's Name: _____	Social Security #: _____
Date of Birth: _____	Driver's License #: _____
Present Address: _____	City/State/Zip: _____
Telephone _____	Email address: _____

Check one: ☐ Own home ☐ Rent ☐ Other

Name of Apartment Community or Mtg. Company: _____ Current Rent/Mtg. Pmt. _____

Employed by: _____	Position/Title: _____
How long on job: _____	Annual Income: \$ _____
Supervisors Name: _____	Telephone #: _____

Applicant hereby agrees as follows:

Applicant has submitted the sum \$ _____ security deposit.	Monies Accepted _____
Applicant has also submitted the sum of \$ _____ non-refundable fee.	Monies Accepted _____

Applicant may cancel this application and receive a full security deposit by notifying the landlord in writing within 3 business days after the application is executed. Applicant understands that Landlord has taken a rental space off the market and has reserved it specifically for Applicant pending the acceptance of the application and unless Applicant is denied by Landlord. If all completed application documentation is not received within 14 days, the application may be denied and a full security deposit will be forfeited. Applicant represents that all information provided above is true, correct, completed and hereby authorizes verification of all the above information, references and credit records. Applicant acknowledges that any misstatement or omission of fact in this application may constitute grounds for rejection of this application, termination of right of occupancy and/or forfeiture of deposits and may constitute a criminal law under the laws of this state.

Applicant hereby represents that the statements provided above are all true and complete. Applicant acknowledges that any false information provided herein shall be a basis for immediate rejection of the application by Management. Applicant hereby authorizes Management to contact all previous and present employers, landlords, and further authorizes Management to do a background and credit check on applicant and guarantor.

Applicant Signature _____ Date _____

Management Signature _____ Date _____

The Reserve at Stonegate Apartments

Exhibit "D"

Guaranty Agreement

The undersigned hereby executes this Guaranty Agreement in favor of Willow Tree Investments, a North Carolina Limited Partnership. It is understood that _____ (prospective resident) has applied to become a Resident of the apartment community known as The Reserve at Stonegate Apartments, Boiling Springs, NC. The Lease Agreement and the Rules and Regulations are incorporated herein and will be signed by Resident, subject to completion as appropriate. Landlord requires, as a condition of the acceptance of Resident, that all obligations of Resident be guaranteed by the parent, guardian or other sponsor.

The undersigned, _____ (name of guarantor) represents that his or her relationship is that of _____ (Parent, Guardian, Uncle, Aunt or Specify Other).

In order to induce Landlord to lease to the Resident identified above, the undersigned does hereby (if more than one, jointly and severally) personally and unconditionally guarantee the payment in full of all obligations under the Lease to be executed by Resident, or any renewal, extension, or subsequent lease (whether the same or different unit), and to pay all amounts, including but not limited to fines imposed pursuant to the Rules and Regulations, and Attorney's fees incurred in the enforcement of the subject Lease Agreement or any renewal, extension or subsequent Lease Agreement.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Resident or any other parties responsible. Guarantor expressly agrees that any proceedings to enforce this agreement or any action related to this Agreement, whether Guarantor be plaintiff or defendant, shall be brought in Cleveland County, North Carolina for purposes of venue. Furthermore, Guarantor expressly submits and consents to personal jurisdiction of such court and agrees that they may be served with process by certified mail addressed to them at the address shown below or by any other means of constructive service permitted by North Carolina Rules of Civil Procedure. Any actions to enforce this Guaranty shall be governed by the laws of the State of North Carolina.

Guarantor waives (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performances of other obligations shall be due, (2) necessity of recourse against Resident, (3) any understanding that any other person, firm or corporation was to sign this Guaranty, (4) the incapacity or bankruptcy of Resident or any other Guarantor, (5) any notice of damage or amendment to the Lease Agreement, the Rules and Regulations, or the right of any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release the Guarantor, provided that Guarantor is only liable for payments or obligations of Resident whose name is set forth above in accordance with the terms of the Lease Agreement, but shall be solely responsible as though the Guarantor were the Resident.

This Guaranty is general and shall inure to the benefit of, and may be relied upon and enforced by, any successor or assign of Landlord. The obligations of Guarantor shall be binding upon the Guarantor and Guarantor's successors and assigns. The Guarantor absolutely and unconditionally personally guarantees the prompt and full payment of all costs and expenses of whatever nature or kind, including without limitation attorney's fees incurred by The Reserve at Stonegate in enforcing the provision of this Guaranty and in collecting the obligations of Guaranty and in collecting the obligations of Guarantor, where or not legal action is brought against Resident or Guarantor. In the event of a default under the subject Lease Agreement and/or Guaranty Agreement, each maker or obligor authorized the garnishment or attachment of their wages to the fullest extent permitted by law, including without limitation, North Carolina Statutes as amended from time to time.

Guarantor represents and warrants that the following information is true and correct, and authorizes The Reserve at Stonegate Apartments or its Agent, Willow Tree Investments, LLC, a North Carolina Corporation, to verify the same by reasonable means (Credit Bureau check).

Whenever used herein the terms, "Landlord", "Guarantor", "Parent", "Guardian", "Sponsor", and "Resident" shall be constituted in the singular or plural as the context may require or admit.

Guarantor Signature _____ **Date:** _____

<THIS FORM MUST BE NOTARIZED!!>

I _____, a notary of the County of _____ State of _____ do hereby certify

that guarantor _____ personally appeared before me this day to acknowledged the due

execution of the foregoing instrument witness on the _____ day of _____, 20_____.

Notary Signature _____

Date _____

My Commission Expires: _____