

# Claire Tower Apartments

1041 Marion Street

Columbia, SC 29201

(803) 799-8778

[clairetower@1remanagement.com](mailto:clairetower@1remanagement.com)

## 12 Month Lease

Efficiency \$800.00

One Bedroom \$900.00

## No Pet Policy

**Price includes: Utility package, basic cable, garbage pick-up, and pest control. \*Internet Not Included\***

**Application Fee: \$50.00 (Non-Refundable) Money Order Only**

**Rental Deposit: \$600.00 (Money Order Only)**

**Reserved Parking \$70.00 Per Month (limited spaces)**

## Tower Perks

**\*Pay online**

**\*On-site Laundry Room**

**\*Key Code Entry Door System**

**\*Walking distance to USC and the surrounding Columbia area**

**\*24-hour emergency maintenance**

**[www.clairetower.com](http://www.clairetower.com)**

# Claire Tower Apartments

## New Applicant Residential Requirements

**PLEASE ALLOW 3-5 BUSINESS DAYS FOR PROCESSING**

### Eligibility and Requirement Checklist

**Both Applicant and Occupant must meet eligibility requirements**

**\*\*\*Falsification of documentation will result in Disapproval\*\*\***

- Complete Application
- Application fees paid in full \$50.00 **(Money Order Only)**
- Occupant fees paid in full \$50.00 **(Money Order Only)**
- Income Eligibility
  - Income must be twice the amount of rent, for example:
  - Efficiency \$800.00 income must equal \$1,600.00
  - One Bedroom \$900.00 income must equal \$1,800.00
- Meet Screening Report Requirements
  - Background (No Felony Charges in the past 15 years) for example, sex offenses, assault, domestic violence, etc.
  - Credit History for example: 600 credit score or above
  - Rental History Verification, for example: Insufficient Rental History, Inability to verify rental history, and (Past Evictions will not be accepted)
- Provide State, Government or Student Identification Cards
- Employment Verification -4 Current Pay Stubs
- If retired or self-employed, please provide a valid Form 1040
- Verifiable Supervisor Contact
- Financial Aid Verification (If Applicable)
- Student Award Letter (If Applicable)

**\*By Signing this Document, you acknowledge and understand Claire Tower Apartments New Applicant guidelines and requirements.**

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Applicant Signature

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Date

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Occupant Signature

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Date

# Claire Tower Apartments Rental Application

**\*\*\*No Pet Policy\*\*\***

**Please Allow 3-5 Business Days for Processing of Application**

All Rental applications are subject to a Criminal/Credit Check for Resident and Occupant(s)

Application fees are \$50.00 (money order only) nonrefundable.

Applicant and Occupants are \$50.00 each (money order only) nonrefundable.

**A Photo ID must be presented along with the application.**

## Applicant/Spouse/Occupant Information

**Applicant** (Full Name) \_\_\_\_\_

Date of Birth \_\_\_\_\_ Social Security Number \_\_\_\_\_

Home # \_\_\_\_\_ Mobile # \_\_\_\_\_ Work # \_\_\_\_\_

Email \_\_\_\_\_

Driver's License# \_\_\_\_\_

**Occupant Name** \_\_\_\_\_ Date of Birth \_\_\_\_\_

SS# \_\_\_\_\_ Driver's License# \_\_\_\_\_

Other Occupants and Relationship \_\_\_\_\_

Occupant Telephone \_\_\_\_\_ Occupant Email \_\_\_\_\_

## RENTAL HISTORY

Present Address \_\_\_\_\_

How Long \_\_\_\_\_ Rent or Own \_\_\_\_\_ Current Rent \_\_\_\_\_

Landlord \_\_\_\_\_ Telephone# \_\_\_\_\_

Previous Address \_\_\_\_\_

How Long \_\_\_\_\_ Rent or Own? \_\_\_\_\_ Prior Rent \_\_\_\_\_ Landlord \_\_\_\_\_

## EMPLOYMENT HISTORY

Present Employer \_\_\_\_\_ Occupation/Job Title \_\_\_\_\_

Length of Employment \_\_\_\_\_ Salary \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone \_\_\_\_\_

Previous Employer \_\_\_\_\_ Occupation/Job Title \_\_\_\_\_

Length of Employment \_\_\_\_\_ Salary \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone \_\_\_\_\_

**Other Income (Source and Amount)** \_\_\_\_\_

Are you currently a full time student? \_\_\_\_\_

How did you hear about Claire Tower Apartments? **Circle One: Apartment Finder/Rent.com/ Apartment Guide**  
or Other: \_\_\_\_\_

**Application Fee**

Applicant has submitted a non-refundable payment of \$50.00 or dual application fee of \$100.00 in the form of a money order for application processing, including credit report, rental verification and employment verification. This sum is not a rental payment, nor can it be applied to future rental payments.

**DEPOSIT AND ADDITIONAL FEES**

Applicant has submitted a total deposit of \$600.00 in the form of a money order. The \$300.00 rental deposit portion of this total deposit is refundable after move-out and is subject to deduction of all move-out cleaning and damage charges, any money due, or forfeit, as provided by the lease contract. This deposit cannot at any time be used as a rental payment. If application is accepted, applicant agrees to execute the usual rental agreement on or before the occupancy date stipulated by this application.

New Tenants without a Social Security Number (SSN) must pay \$600.00 with only \$300.00 of the deposit refundable. The refundable portion is subject to deduction of all move-out cleaning and damage charges, forfeit, as provided by the Lease Contract. This deposit cannot at any time be used as a rental payment. If application is accepted, applicant agrees to execute the usual rental agreement on or before the occupancy date as stipulated by this application.

Applicant may cancel application within 72 hours and receive the full refund of the \$600.00. If the application is cancelled after 72 hours or if the applicant fails to execute the usual rental agreement, or refused to occupy the apartment on the stipulated rental date, the deposit will be forfeited as liquidate damages.

This application must be signed by the applicant before processing. Falsification of any information will result in automatic rejection. Applicant gives Lease permission to verify all credit, employment, earnings, rental information, criminal background check, and additional information needed for processing.

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

Date \_\_\_\_\_

**Leasing Office/Move-in Information**

Desired Move-in Date \_\_\_\_\_

Circle one Bedroom or Efficiency

Lease 12-Month

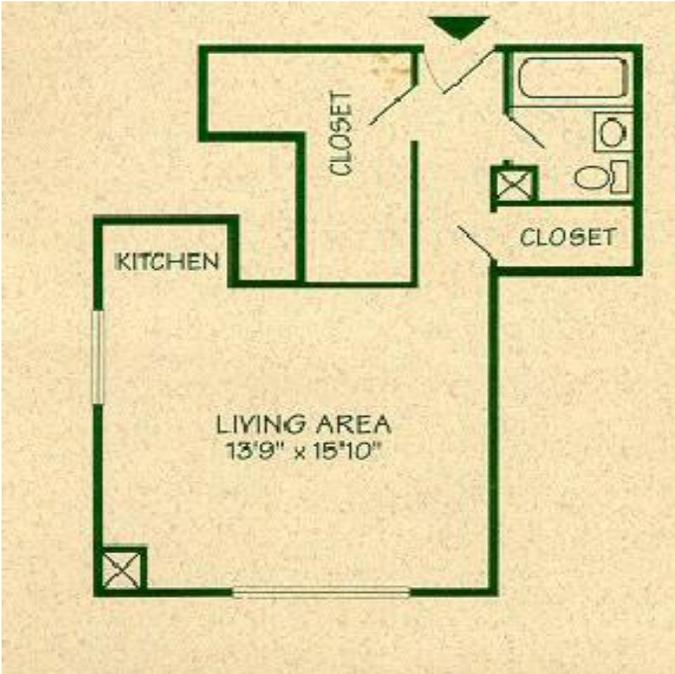
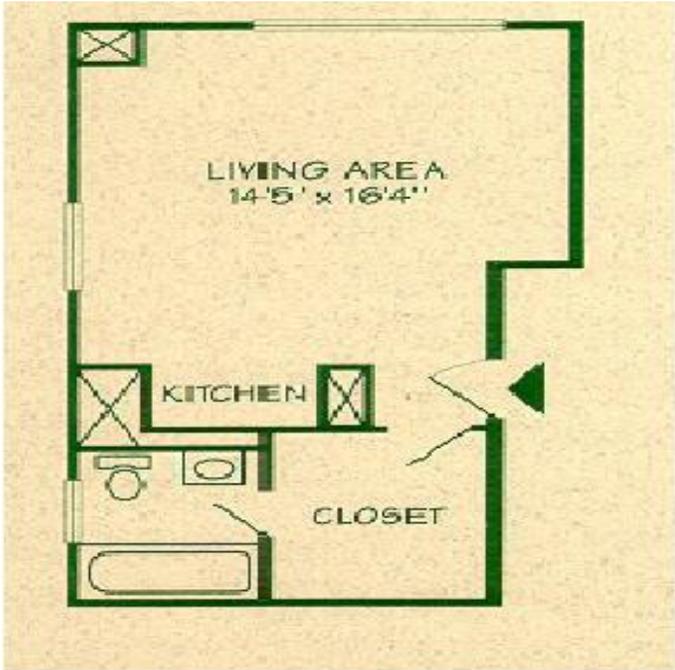
Circle Yes or No for Parking

# Claire Tower Efficiency Options (2 of 2)

## 12 Month Lease

Efficiency 1      \$ 800.00

Efficiency 2      \$ 800.00

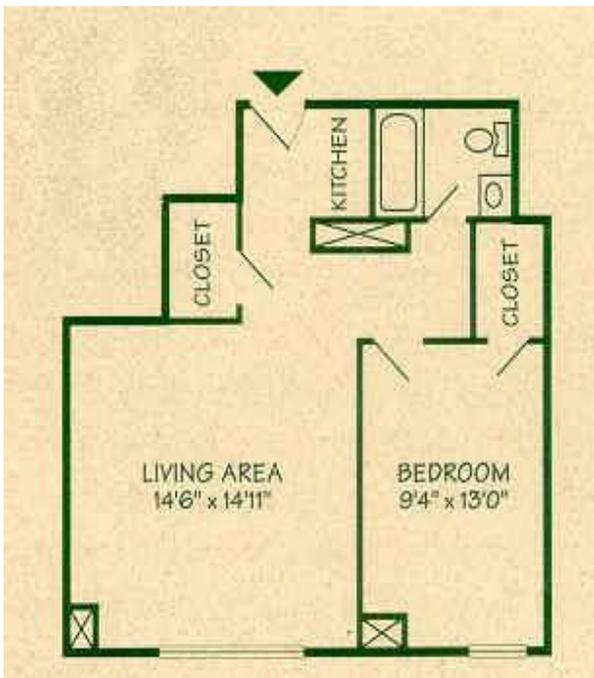
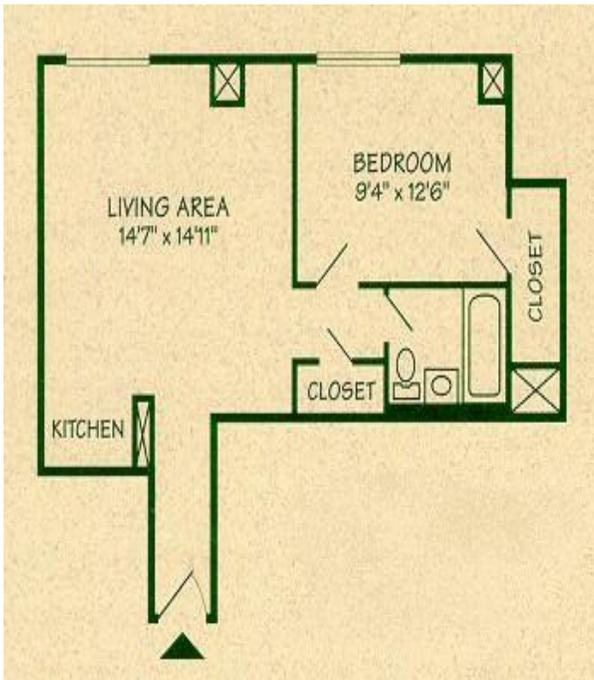


# Claire Tower One Bedroom Options (2 of 4) Pt1

## 12 Month Lease

One Bedroom 1     \$900.00

One Bedroom 2     \$900 .00



## Claire Tower One Bedroom Options (2 of 4) Pt 2

### 12 Month Lease

One Bedroom 1     \$900.00

One Bedroom 2     \$900.00

