



MAGNOLIA LANE

APARTMENT HOMES

1512 Hicks Circle Conway, SC 29526

Phone: (843) 234-1188

Fax: (843) 234-3735

www.magnolialaneapartments.com

magnolia.leasing@tpco.com

You've made a GREAT decision by choosing Magnolia Lane Apartments as your new home!

APPLICATION PROCESSING

*There is a \$25.00 non-refundable application fee for each application submitted. **This payment must be made separately from the holding deposit.***

The manager must receive the following items within 24 hours of leaving a \$250.00 holding deposit:

1. A completed application from each prospective resident - **don't forget to sign the bottom.**
2. A copy of each applicants photo id
3. \$25.00 non-refundable application fee
4. Two most recent paycheck stubs, W2's or tax forms

If applicable a Guarantor may be an option and the following must be received:

1. A completed application - don't forget to sign the bottom
2. A copy of photo ID
3. Lease Contract Guaranty - **SIGNED AND NOTARIZED**
4. \$25.00 non-refundable application fee
5. Two most recent paycheck stubs, W2's or tax forms

Please note: Required applicant and co-signer applicant may also include, but are not limited to the following: paycheck stubs or tax forms, all prior rental history, including names, addresses, and phone numbers, etc.

HELPFUL INFORMATION

Electricity: You must have the electric transferred into your name prior to move-in. You will need to call Santee Cooper: (843) 248-5755, and have them fax us a confirmation to (843) 234-3735.
PLEASE NOTE: YOU CANNOT PICK UP THE KEYS TO YOUR NEW APARTMENT HOME UNTIL MANAGEMENT RECEIVES THIS FORM.

Telephone: Telephone service can be obtained by calling Horry Telephone Cooperative at (843) 365-2151.

Please note: You must have the correct address of your new apartment to arrange the above services

LEASE SIGNING

Please be aware that it takes forty-five minutes to sign your lease and receive keys to your new apartment home. Please call the office at (843) 234-1188 to schedule an appointment.

We accept the following forms of payment: personal check, bank check, money order for the move-in balance.

We know moving is a stressful time, but Magnolia Lane strives to make your move as easy as possible. If you have any questions or concerns, please feel free to call us at the number listed above.



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RENTAL GUIDELINES

1. Verified employment and income (two most recent paycheck stubs, W2's or tax forms).
2. Rent to Income ratio cannot exceed 33%.
3. Good prior rental history, landlord references and verifiable timely rental payments.
4. No prior evictions - no evidence of breaches of lease.
5. Good housekeeping habits.
6. Good credit check and credit references.
7. No indication of repeated tendencies towards violent acts or illegal activities.
8. Head of household must be 18 years or older. Everyone over the age of 18 must complete an application, sign the lease, and meet all rental guidelines.
9. Management will not discriminate on the basis of race, color, national origin, religion, sex, handicap, age, marital status, familial status, or any other characteristics protected by all applicable state and federal discrimination laws.
10. The following occupancy standards apply:
 - No more than two people can occupy any one-bedroom apartment home.
 - No more than four people can occupy any two-bedroom apartment home.
 - No more than six people can occupy any three-bedroom apartment home.

All applicants must qualify for approval based solely on the above guidelines.



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PET POLICY

Acceptable Pets: Cats or Dogs

Unacceptable breeds of dogs include, but are not limited to: Akita, American Bulldog, German Shepherd, Rottweiler, American Pit Bull Terrier, American Staffordshire Terrier, Bull Terrier, Chow Chow, Doberman, Mastiff, Huskies, Malamute, Olde English Bulldog, Presa Canario (Canary Dog), Dalmatian, Great Dane, Saint Bernard or any mix of these breeds.

Acceptable Limits:

- 1) 2 Cats or 1 dog per apartment
- 2) Minimum age of pet: One (1) year
- 3) Must be inoculated and properly licensed

Pet Fee:

- 1) \$300.00 Non- Refundable Pet Fee
* Amount may change for new carpet.

Payment Requirements:

All monies are to be paid in full on or before the date the tenant takes possession of the apartment.

Paperwork Required:

A separate Pet Addendum is to be completed and signed, and is considered as part of the lease agreement.

Proof of ages and inoculation from the veterinarian must be attached to the Addendum to make it valid.