

## Loft Rental Application

Thank you for your interest in the Lofts at Golden Belt!

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  
807 East Main Street  
Suite 2-140  
Durham, NC 27701

If you have questions about this form, please call us at (919)967-7700 or email us at [leasing@goldenbeltarts.com](mailto:leasing@goldenbeltarts.com). For more information about the lofts, including availability, and the Golden Belt campus, please go visit [www.goldenbeltarts.com](http://www.goldenbeltarts.com).

***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: \$1,175 per month \_\_\_\_\_
- Extended loft: \$1,200 per month \_\_\_\_\_
- Floating loft with terrace: \$1,275 per month \_\_\_\_\_
- Extended loft with terrace: \$1,300 per month \_\_\_\_\_
- Unique loft with extra room: price specific to unit \_\_\_\_\_
- Corner Unit: \$1,650 per month \_\_\_\_\_

Preferred Unit Number (if known): \_\_\_\_\_

Desired Move in Date: \_\_\_\_\_

Lease Term: \_\_\_\_\_

**APPLICANT INFORMATION:**

Each adult occupant must submit a separate form and pay a separate application fee.

Social Security Number: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State \_\_\_\_\_

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: _____
	cat/dog/other _____	Weight: _____	Breed: _____

**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 with unsatisfactory rental or credit history will be accepted for applicants.

**PARKING:**

We offer parking for one vehicle per lofted bedroom 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 5<sup>th</sup> of the month, a late fee will be charged. Repeated late payments may result in non-renewal or termination of your lease agreement.

**UTILITIES:**

Starting from the lease commencement date and carrying through the entire lease term, tenants are responsible for payment of their own Duke Energy accounts. Additionally you will need to set up and maintain any desired cable/internet service.

**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 come with a stackable washer/dryer set. We have a contract with a company that will provide the appliances and a service contract. Currently these units are included at no cost as our move in special.

**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. Limit 1 per apartment.

- Large Unit, approximately 8 x 5 x 8 \_\_\_\_\_
- Small Unit, approximately 6.5 x 4 x 8 \_\_\_\_\_

**OCCUPANCY LIMITS:**

Two adults per bedroom.

**TELL US ABOUT YOURSELF:**

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  
807 East Main Street, Suite 2-140  
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.

**Golden Belt**

A Scientific Properties Development  
www.goldenbeltarts.com  
Phone: (919)-967-7700  
Fax: (866)-656-8762  
leasing@goldenbeltarts.com