



Pre-lease Reservation Agreement Addendum

Date: _____ Time: _____ Desired Community: _____ # of bedrooms: _____

Prospective tenant name: _____

Roommates: _____

Pre-Lease Deposit: **equal to one monthly installment***

Admin Fee: **\$65***

**Separate check/money order*

Given the overwhelming response and limited number of units coming available, we have implemented a first-come, first-served pre-lease policy.

Pre-Lease Deposit: The pre-lease deposit secures your position on the waiting list for the above desired community with APM Clemson. The order of the list is strictly based on the order in which we receive deposits. Availability is strictly based on the number of current residents who do not renew their lease agreement; therefore, there are no guarantees. However, the earlier you register and pay your fee, the better chance you will have of securing your desired community for the 2023/2024 lease year. If someone ahead of you drops out, you will automatically move up the list.

Choice: The selection order will be based on the order in which we receive your deposit. You will receive notification that a unit is available.

Lease Signing & Parental Guarantee: Upon notification that a unit is available APM will assign a unit and you will receive a lease agreement in a few weeks. Once we have received the signed lease and a completed parental guarantor form, APM Clemson will convert the amount of the pre-lease deposit to your security deposit. The security deposit is NOT your first month rent.

Forfeiture of Pre-Lease Deposit: If a unit is offered and rejected, the lease agreement is rejected, and/or a completed parental guarantor agreement is not received within the allotted time, the prospective tenant will forfeit the pre-lease deposit.

Return of Pre-Lease Deposit: If it is determined that no units are available for the prospective tenant due to lack of availability, the pre-lease deposit will be returned within thirty (30) days.

Pre-Lease Reservation Agreement Addendum: This document becomes a part of the lease and is an addendum to the lease once the pre-lease deposit is converted to the security deposit.

Prospective Tenant _____ Date _____

Property Manager _____ Date _____

Office Use Only

Approved Rejected Reason: _____
\$50 Admin Fee Paid: Yes No Date: _____ Check Money Order
Photo ID: Yes No Background: Yes No Rent \$ _____

Pet Approved
Pet Agt Rec'd
Pet Fee Pd



STUDENT APPLICATION

Print legibly...incomplete or illegible applications will delay the process.

Date: _____ Student: Yes ___ No ___ Current Year Fr So Jr Sr
Community/Address Requested _____ Move-in Month: _____ - _____ Year _____
Co-tenants: 1 _____ 2 _____ 3 _____ 4 _____
Pet(s): Yes No How Many? _____ Type/Breed(s): _____ Weight of Pet(s): _____ ***PET ADDENDUM REQUIRED:
Tenant MUST request additional forms AND get written approval PRIOR to bringing pet on premises. Max of 2 pets per unit.**

\$65 non-refundable application fee required for processing.

****Do NOT use a "Clemson.edu" email address. Communications from APM may get blocked.**

Applicant Information

Name (first middle initial last): _____ Email _____
Social Security Number: _____ Date of Birth: ____ / ____ / ____ Cell Phone: _____
Driver's License Number: _____ State: _____
Father's Name: _____ Cell Phone: _____ Email _____
Home Address: _____ Home Phone: _____
Mother's Name: _____ Cell Phone: _____ Email: _____
Home Address: _____ Home Phone: _____

****If you do not have a guarantor, you must provide pay stubs that show you make 3 times the monthly rent.***

Job & Income

Current Employer: _____ Address: _____
Phone Number: _____ How long have you worked here? _____
Position: _____ Salary/Pay: _____
Supervisor's Name: _____ Phone Number: _____
Other Income: _____

Rental History

Current Address: _____
How long at this address? _____ Reason for Leaving: _____
Landlord: _____ Landlord Phone: _____

By signing, you give APM Clemson permission to check criminal, credit, and rental references.

Signature: _____ Date: _____