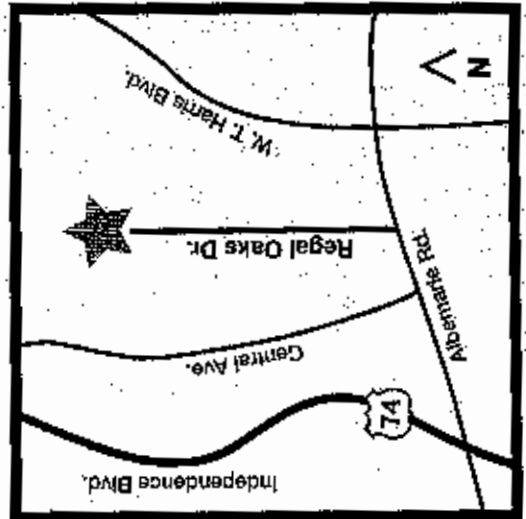




THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY

- ◆ Newly Renovated Units
- ◆ Gated Community
- ◆ 24 Hour Security
- ◆ Resort Sized Pool w/Jacuzzi
- ◆ Barbecue Grills/Picnic Areas
- ◆ Exercise Room, Clubhouse
- ◆ Washer/Dryer Connections
- ◆ Fireplaces/Bay Windows
- ◆ Vaulted Ceilings
- ◆ Building-Entry Mailboxes
- ◆ Park-Like Grounds
- ◆ Quiet Cul-de-sac
- ◆ Minutes From Downtown,
Shopping and The Universities



THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY

6701 English Hills Drive
Charlotte, NC 28212



*Your Escape to
Tranquil Living...*



THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY

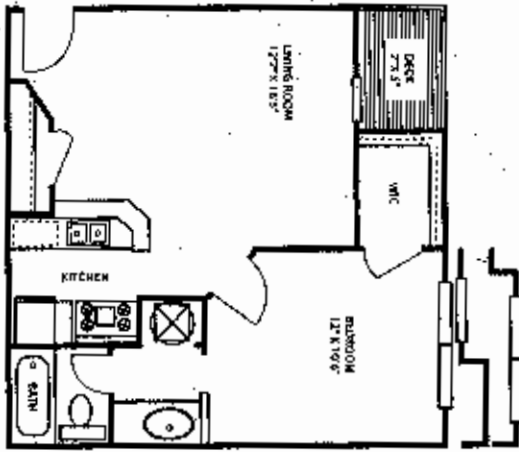
*Under New Ownership
& Management*

6701 English Hills Drive
Charlotte, North Carolina 28212
Phone: 704-563-7997 • Fax: 704-563-0849

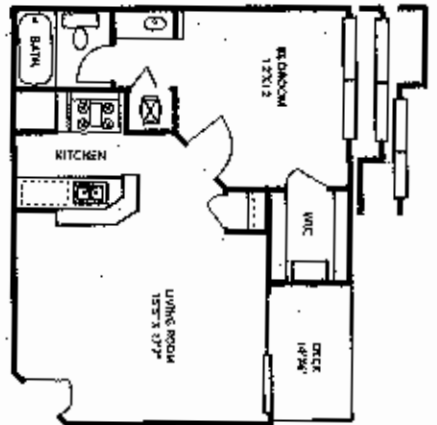


**THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY**

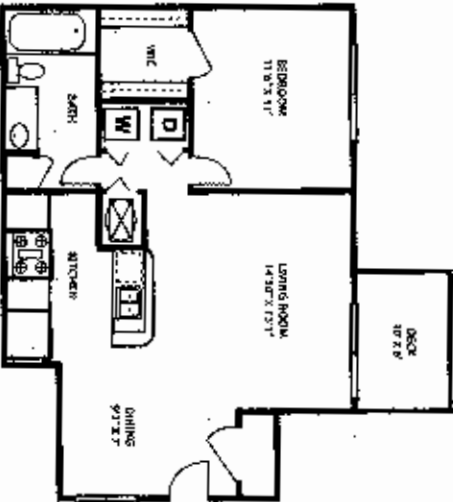
FLOOR PLANS



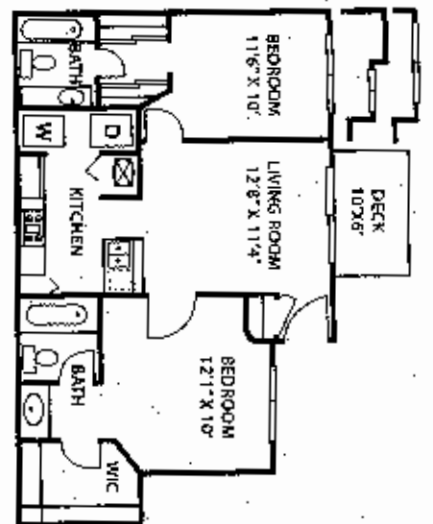
The Abby
One Bedroom/One Bath
Approx. 506 square feet
\$ 405



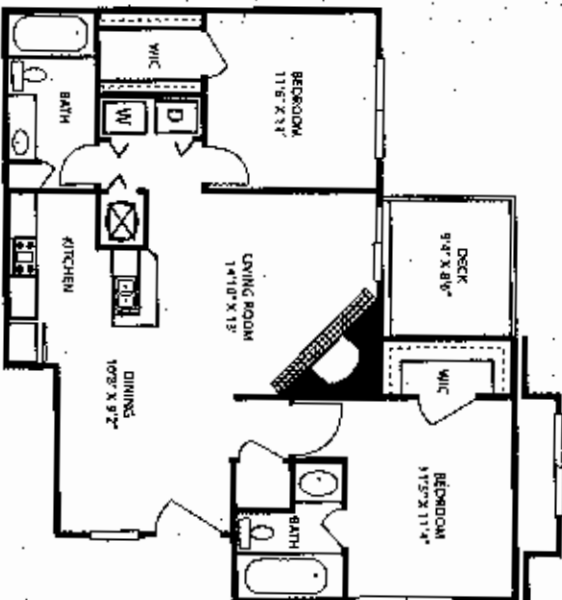
The Camelot
One Bedroom/One Bath
Approx. 567 square feet
\$ 515



The Oxford
One Bedroom/ One Bath
Approx. 661 square feet
\$ 535



The Banbury
Two Bedroom/ Two Bath
Approx. 728 square feet
\$ 650



The Canterbury
Two Bedroom/ Two Bath
Approx. 921 square feet
\$ 1050

Your Rental/Criminal History (You represent the answer is no by leaving any of the boxes in this Section blank)

Have you ever been evicted? Yes No Have you ever been sued for property damage? Yes No

Have you ever been sued for rent? Yes No Have you ever broken a lease? Yes No

Have you been convicted, plead guilty, no contest, received probation, deferred adjudication, court-ordered supervision, or pretrial diversion for a felony, sex related crime, or misdemeanor assault against another person? Yes No

If yes, please explain: _____

Other Occupants (List names of all persons under 18 who occupy the unit. All occupants over 18 must complete a separate application)

| First Name | Last Name | Relationship | First Name | Last Name | Relationship |
|-----------------------------------|-----------|------------------------|------------|-----------|------------------------|
| Birth Date | | Social Security Number | Birth Date | | Social Security Number |
| Supplemental Occupant Information | | | | | |

Pets

Yes No

| Pet Type | Weight | Breed | Age |
|----------|--------|-------|-----|
| | | | |

If you get a pet at anytime after moving into your apartment home, you must notify the community management. Exotics and/or aggressive breeds are not allowed at anytime.

Emergency Information (Emergency contact person over 18 and not residing with you. Family member preferred)

| First Name | Last Name | Middle Name | Relationship | | |
|------------|-----------|-------------|--------------|------------|-------------|
| Address | City | State | Zip | Home Phone | Other Phone |

If you are seriously ill, missing, or in jail or penitentiary according to affidavit of:

- Your Spouse
- Your Parent or Child
- The above person

We may allow such person(s) to enter you dwelling to remove all contents, as well as your mailbox, storeroom, and common areas. If you are seriously ill or injured, you authorized us to send an ambulance at your expense. We are not legally obligated to do so.

Vehicle Information (List all vehicles to be parked by you, your spouse, or other occupants, including cars, trucks, motorcycles, etc.)

| Year | Make/Model of Vehicle | Color | License # | State |
|------|-----------------------|-------|-----------|-------|
| | | | | |
| | | | | |
| | | | | |



THE OASIS AT REGAL OAKS

Apartment community

Employment Verification

To: _____

Phone: _____

Fax: _____

From: _____

The Oasis at Regal Oaks

Phone: (704) 536-7997

Fax: (704) 563-0849

To Whom It May Concern:

_____ has applied for an apartment home in our community. As part of our application process, we must verify employment. The applicant has listed you as their employer. Please complete the following information regarding their employment history and fax it back to us as soon as possible.

Position or Title of Applicant

Date of Hire

Hourly Rate

Hours Scheduled Per Week

Verified By

Position or Title

By signing this form I give The Oasis at Regal Oaks permission to obtain any salary and employment information concerning my employment history. I understand that this information will only be used for salary and employment qualification standards in obtaining rental at the above listed community.

Applicant's Signature

Date

Applicant's Signature

Date

Please fax this form back to The Oasis at Regal Oaks at 704/563-0849



THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY

To: _____
Phone: _____
Fax: _____

From: _____
The Oasis at Regal Oaks
Phone: (704) 563 - 7997
Fax: (704) 563 - 0849

The undersigned has applied for an apartment home in our community. As part of our application process, we must verify residency. The applicant has listed your address as a rental reference. Please complete the following information regarding their rental history and fax it back to us as soon as possible.

Community Name: _____
Community Address: _____
Applicant(s) Name(s): _____
Current/Former Address: _____

Monthly Rental Amount: \$ _____
Dates of Occupancy: From _____ To _____
Times delinquent/NSF's: _____
Has eviction ever been filed? Yes _____ No _____ When? _____
Any balance owed? Yes _____ No _____ How much? _____
Notice given? Yes _____ No _____
Any complaints: _____

Would you rent? Yes _____ No _____
Was lease broken? Yes _____ No _____
Was the apartment in acceptable condition at the time of move-out? Yes _____ No _____

Rental Representative: _____

By signing this form I give The Oasis at Regal Oaks permission to verify my rental history and any information concerning my account the addressed company above.

Applicant's Signature

Date

Applicant's Signature

Date

Please fax this form back to The Oasis at Regal Oaks at (704) 563-0849.



THE OASIS AT REGAL OAKS
APARTMENT COMMUNITY

Thank you for choosing The Oasis at Regal Oaks formerly known as English Hills Apt.

RENTAL RATES

| | | | | |
|------------|-----|-----|-------|-------|
| Abby | 1.1 | 506 | sqft. | \$495 |
| Camelot | 1.1 | 567 | sqft | \$515 |
| Oxford | 1.1 | 661 | sqft | \$535 |
| Banbury | 2.2 | 728 | sqft | \$600 |
| Canterbury | 2.2 | 921 | sqft. | \$650 |

*** All Pricing based on 12-month lease term. ***

All units will be fully renovated. Below, we have listed just a few exciting new items in our renovated units:

New Carpet
New Stove
New Refrigerators
New Kitchen Vinyl
And many more!!!

We have planned many projects to renovate and upgrade our community. Below, we have listed just a few of the exciting improvements to completed:

New Fencing and Access Controlled Gates
Increased Lighting including Breezeways
Daily Security
New Fitness Center
New Playground Areas
and much more!!!

Application Fee: \$25 application fee per person or married couple. A \$100 holding fee is required with your application. If you are denied you get the \$100 back. Approved applications \$100 will be applied toward your security deposit balance.

Security Deposit: \$250.00 and Up on 1 bedrooms based on scoring sheet. \$350.00 and Up on 2 bedrooms based on scoring sheet.

Pet Deposit: \$300.00 Non-Refundable.

Please feel free to contact me at (704) 532-9900 with any questions or concerns you may have.

TEL: (704) 532-9900

FAX: (704) 563-0849