

RENTALS APPLICATION FOR RESIDENCY

RentAtlanta.com

Contact phone # _____

E-Mail address: _____

Application date: _____

Property address: _____

Occupancy date: _____ Application fee: NONE Initial

Reservation fee: One month rent equivalent Pet Deposit: _____ Rent: _____

(When move in is within ten (10) days all funds must be in certified form. Acceptance of this reservation fee does not constitute consideration for the lease and the offer to lease is not binding until approved. If applicant withdraws prior to approval the reservation fee is refundable. If applicant does not take possession after approval the reservation fee is forfeit in settlement of damages. Reservation fee shall be deposited upon approval, and shall be applied to funds required with the commencement of the lease.)

Applicant's initials

Name: _____

Date of birth: _____ SS# _____

Spouse/co-tenant name: _____

Date of birth: _____ SS# _____

People who will occupy: Adults _____ Children: _____

Names and ages of children: _____

Types of pet (Specify breed of dogs) _____

PREVIOUS RESIDENTIAL BACKGROUND

Present address (include state and zip): _____

_____ How Long: _____ Rent: _____

Landlord: _____ Ph #: _____ email: _____

Previous address: _____

Landlord: _____ Ph#: _____

If home owned: Mortgage payment _____ Is home sold/rented: _____

How Much _____

CREDIT REFERENCES

Only required at specific request of property manage

EMPLOYMENT REFERENCES

Currently employed by: _____ How long: _____

Address: _____

Position held: _____

Monthly income: _____

Employer Name _____ Ph#: _____

Email address for verification info: _____

(Company transfer: Yes No)

Spouse/co-tenant's employer: _____

How Long: _____

Address: _____

Position held: _____ Monthly income: _____

Employer's Name: _____ Ph: _____

Email address for verification: _____

(If applicant is self-employed or if non-employment related income is being considered please provide as required necessary proof of

Source _____ Amount: _____

Verification: _____

Applicant agrees to instruct verification source to release necessary income information to RentAtlanta.com .)

VEHICLES

Number of cars: _____ Driver's license#: _____

AGENCY: I was shown this property by the real estate agent named below. This agent represents me as a client yes/no. **OR** I am simply a customer of agent yes/no

Credit Check

As part of this application **APPLICANT SHALL PROVIDE** a valid credit report **including a Beacon/FICO** score no more than 30 days old and understands that this information will be used to evaluate their suitability as a tenant. RentAtlanta.com will not share this information with anyone other than the landlord of this property and the report shall be securely destroyed immediately upon acceptance or rejection of the offer to lease.

Signed: _____ Signed: _____

Print Name: _____

EMAIL APPLICATION WITH CREDIT TO NEIL@RENTATLANTA.COM

GUIDELINES FOR APPLICANT

- Credit will be reviewed in total and decisions based on that overview and not purely on scores. Credit report is required for all adult applicants qualifying for residence
- Income will be expected to largely conform to the same standards as applied by mortgage lenders. . In the event applicant is self employed suitable proof such as tax returns shall be provided as required
- Pets, if allowed. Breed, weight and photo of all dogs must be included with application. PHOTO SHOULD SHOW DOG STANDING AND INCLUDE CLEAR SHOTS OF HEAD.
- Application WILL not be processed until all documents are provided. Partially completed applications will NOT be processed. Applications will be processed during normal office hours Monday-Friday
- Funds tendered to secure property upon approval, and all initial payments at move in, shall be in secure form
- Proof of renters' insurance including liability coverage is required prior to taking possession. Failure to produce proof of insurance will result in denial of possession. Call Brandi at Liberty Mutual for quick coverage. 678-938-6696
- Tenant acknowledges that at lease end manager shall comply with legal requirements to do a move out inspection within 3 business days and provide tenant with copy by email of that inspection report. In the event of issues beyond normal wear and tear manager shall have 30 days in which to obtain repair costs and advise tenant by email of such costs and their impact on the return of funds held as security