

206 SOUTH MAIN ST JONESBORO, GA 30236 OFFICE - 770-471-3948 EMAIL - Jqrhproperty@gmail.com

(ALL OCCUPANTS OVER AGE OF 18 MUST PROVIDE IDENTIFICATION AND PLACE APPLICATION WITH APPLICATION FEE.)

PLEASE FILL OUT THE APPLICATION ENTIRELY AND SUBMIT ALONG WITH FOLLOWING ITEMS:

WITH APPLICATION FEE.)

- □ 1. COPY OF DRIVER'S LICENSE & SOCIAL SECURITY CARD
- □ 2. COPY OF TWO MOST RECENT PAY STUBS IF APPLICABLE, PROOF OF INCOME SUPPORTING DOCUMENTS SUCH AS VA OR SSA BENEFITS LETTER IF APPLICABLE, OR 2 MONTHS RECENT BANK STATEMENTS AND TAX RETURNS FOR SELF-EMPLOYED APPLICANTS IF APPLICABLE
- □ 3. \$55.00 APPLICATION FEE- CERTIFIED FUNDS ONLY (MONEY ORDER OR CASHIER'S CHECK) PAYABLE TO JQRH PROPERTY MANAGEMENT, LLC

APPLICATION PROCESSING TIME: 1-5 BUSINESS DAYS; PLEASE PROVIDE FULLY LEGIBLE COMPLETED APPLICATION, ELECTRONICALLY SIGN EMPLOYMENT VERIFICATION AUTHORIZATION, AND PROVIDE SUPPORTING DOCUMENTS TO AVOID DELAY.

WE ARE NOT LIABLE FOR PROOF OF INCOME VERIFICATION DELAYS BY 3RD PARTIES.

CRITERIA:

- BAD CREDIT OR NO CREDIT IS OKAY AS LONG AS NO CURRENT OR PAST EVICTION.
- NO CURRENT DISPOSSESSORY/EVICTION OR PREVIOUS DISPOSSESSORY/EVICTIONS (MIN 7 YEARS)
- NO PASS DUE BALANCE FROM CURRENT OR PREVIOUS LANDLORDS AND/OR HOUSING UTILITES
- SUBJECT TO INCOME VERIFICATION NET INCOME (HOUSEHOLD INCOME MUST BE 3 TIMES AMOUNT OF MONTHY RENT) PER APPLICANT
- IF THEWORKNUMBER OR 3RD PARTY EMPLOYMENT VERIFICATION IS REQUIRED APPLICANT SHALL PROVIDE THE "SALARY KEY" IF IT IS NOT PROVIDED APPLICANT SHALL PAY AN ADDITIONAL PROCESS FEE FAILURE TO DO SO MAY CAUSE APPLICATION TO BE DENIED.
- EMPLOYMENT MUST BE AT LEAST ESTABLISHED FOR ONE YEAR
- SECURITY DEPOSIT: SAME AMOUNT AS LEASE AMOUNT FOR THE FIRST MONTH (CERTIFIED FUNDS ONLY)
- HOUSING VOUCHERS ARE SUBJECT TO INVESTOR'S APPROVAL
- PETS SUBJECT TO INVESTOR'S APPROVAL \$250.00 NON-REFUNDABLE FEE IF ACCEPTED
- NO SMOKING IN PREMISES
- <u>UTILTIES ARE NOT PROVIDED TENANT SHALL TURN ON AND PAY FOR ALL DURING</u> DURATION OF OCCUPANCY.

APPLICATIONS ARE SUBJECT TO INVESTOR FINAL APPROVAL ONCE APPLICATION IS

APPROVED, WE WILL CONTACT, YOU WILL HAVE 3 BUSINESS DAYS TO SUBMIT RESERVATION
FEE (SECURITY DEPOSIT) IN CERTIFIED FUNDS ONLY TO RESERVE PROPERTY.



RENTAL APPLICATION (One For Each Adult Applicant)



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APPLICATIONS ARE NOT ACCEPTED ON A FIRST COME, FIRST SERVED BASIS, O.C.G.A §10-6A-6 requires brokers to present ALL offers to lease to the landlord/owner. The landlord/owner reserves the right to accept the best offer based on economic considerations. These considerations include, but are not limited to, the move-in date of the applicant, the rental rate offered by the applicant, any concessions requested by the applicant, and the creditworthiness of the applicant. Application is hereby made to rent the premises generally described as _____ ("Property"). The multiple listing service number for this property, if known, is 1. Lease Term. The term of the lease of the Property for which Applicant is applying shall start on ("Commencement Date") and end on _____ 2. Proposed Monthly Rent. 3. <u>Lease Application Fee.</u> Applicant has paid a nonrefundable Lease Application Fee of \$______55.00 process this Rental Application, determine Applicant's credit worthiness to lease the Property and conduct a background investigation of Applicant. 4. Authorization to Do Credit and Background Check. Applicant hereby authorizes Owner and any authorized agent of Owner ("Agent") to do whatever background and credit check on Applicant that the Owner or Agent deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same. by \square check, \square cash or \square money order is being made along with 5. Reservation Fee. A reservation fee of \$ this rental application. If Applicant's application is approved and a lease is entered into between Owner and Applicant the fee shall be applied towards Applicant's rent as referenced in said lease. If Applicant's application is denied, this Reservation Fee shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Owner's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent thereunder such that the lease does not Commence), then Owner may retain the Reservation Fee as liquidated damages, it being acknowledged and agreed that the same is a reasonable preestimate of Owner's damages for not seeking to rent the Property to others during this time period and not a penalty. 6. Use of Information. The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Owner or Agent may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof. 7. Application Does Not Create a Lease. This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Owner or an offer to lease. No lease shall exist between Applicant and Owner unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent. 8. Warranty of Applicant. Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Owner. 9. Commitment to Equal Housing. Owner and Agent are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation or gender identity. 10. Reason for Denial. If this Application is denied, Owner or Agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant. I, the undersigned, understand that (Broker/Management) is the Agent and representative for the owner of the Property and will be paid a fee by the owner. I also understand that this Property is being leased "AS-IS" in its present condition. I understand that Management prefers that I see the Property in person and conduct any inspections of the Property which I might desire, at my own expense, prior to applying for the Property. Accepted By: Signature Applicant's Printed Name Date



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☐ I have visited the Property and had the opportun stipulations, changes or modifications that are listed as of compromise agreed to by all parties, I understand that are me.	contingencies of this	s application. If any s	stipulations cannot be met, or an acceptable
☐ I have not yet visited or seen the Property in pers Agent through whom I learned of this Property except fo application is approved, any fees I have paid with the sub lease I sign are fully enforceable. Having not viewed the	r information the Agomission of this Rer	gent provided to me Ital Application are n	in writing. However, I understand that if my on-refundable and any obligations under the
INFORMATION ABOUT APPLICANT.			
A. General			
First Name:	Middle	Last Name: _	
SS#:	_ Date of Birth:		
Driver's License #:	D	river's License State:	
Home Phone: Work:	:		Cell:
Email Address:			
Emergency Contact Information:			
Spouse/Significant Other Name (must fill out a separate	application):		
Names and ages of individuals under 18:			
Pets? ☐ YES ☐ NO What Kind?			How Many?
Pet Weights:			
B. Residence History			
Current Address:			
City/State/Zip:			
How Long?	Current Le	ase Amount: \$	
Landlord Name:		Phone #:	
Landlord Address:			
Reason for Leaving:			
Previous Address:			
City/State/Zip:			
How Long?	Current L	ease Amount: \$	
Previous Landlord Name:		Phone#:	
Previous Landlord Address:			
Reason for Leaving:			
Address of Property			
Applicant's Initials			
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C. Employment			
Employer:	Position:		
Employer Address:			
City/State/Zip:			
Supervisor:	isor:Business Phone:		
ngth of Time at Present Job: Annual Income:			
Previous Employer:	Position:		
Employer Address:			
City/State/Zip:			
	Business Phone:		
Length of Time at Previous Job:	t Previous Job:Income:		
D. Other Matters			
Do you have a legal right to be in the United States? ☐ Yes, I am a U.S. Citizen ☐ Yes, I have valid documentation from the Bureau of Citi ☐ No If you answered "YES" because you are a non-U.S. citi.			
Reason you are in the US:			
visa i ype:	Visa Expiration Date:		
Have you ever been asked to move out of a residence?	☐ Yes ☐ No		
Have you ever been party to an eviction?	☐ Yes ☐ No		
Are you a registered sex offender?	☐ Yes ☐ No		
Do you have liquid furniture? (i.e. waterbed)	☐ Yes ☐ No		
Do you have renter insurance?	☐ Yes ☐ No		
Have you ever filed bankruptcy?	☐ Yes ☐ No		
Has bankruptcy been discharged or dismissed?	☐ Yes ☐ No		
Have you ever had any debt collection actions against you?	☐ Yes ☐ No		
Address of Property			
Applicant's Initials			
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