



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**
- **UTILITIES ARE NOT PROVIDED – TENANT SHALL TURN ON AND PAY FOR ALL DURING 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.

I have visited the Property and had the opportunity to inspect it. I understand that I am accepting the Property "as is" except for any stipulations, changes or modifications that are listed as contingencies of this application. If any stipulations cannot be met, or an acceptable compromise agreed to by all parties, I understand that any fees I have paid with the submission of this Rental Application will be returned to me.

I have not yet visited or seen the Property in person. Nor am I relying on any information, photos, or any other representations of the Agent through whom I learned of this Property except for information the Agent provided to me in writing. However, I understand that if my application is approved, any fees I have paid with the submission of this Rental Application are non-refundable and any obligations under the lease I sign are fully enforceable. Having not viewed the Property will in no way be a reason for any refund or cancellation of the agreement.

INFORMATION ABOUT APPLICANT.

A. General

First Name: _____ Middle _____ Last Name: _____

SS #: _____ Date of Birth: _____

Driver's License #: _____ Driver'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 Lease Amount: \$ _____

Landlord Name: _____ Phone #: _____

Landlord Address: _____

Reason for Leaving: _____

Previous Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Previous Landlord Name: _____ Phone #: _____

Previous Landlord Address: _____

Reason for Leaving: _____

Address of Property _____

Applicant's Initials _____

C. Employment

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

Previous Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at 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 Citizenship and Immigration Service
- No

If you answered "YES" because you are a non-U.S. citizen with valid visa documentation, please provide:

Reason you are in the US: _____

Visa Type: _____ 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 _____