



*Atlanta All Good Realty*

You are in good hands

### Qualification and Application Instruction

Basic qualifications:

1. No eviction history.
2. No criminal background.
3. Your combined family monthly income must be at least three times as much as the monthly rent. You can show last three months pay check stubs.

If you meet the three basic qualifications, please proceed with the following:

1. Complete Rental Application form on the next page. Sign and date.
2. Attach copies of all applicants' driver licenses.
3. Attach last three month pay check stubs for all applicants.
4. Deposit \$75 application fee to Atlanta All Good Realty at any Wells Fargo Bank branch: checking account # 2375979503.

If you have any questions, due to heavy call volumes, please email to [admin@atlantaallgoodrealty.com](mailto:admin@atlantaallgoodrealty.com) or text your message to 770-789-4324. Email or text message is preferred. If you cannot email or text your message, you may try to call 770-789-4324.

Upon completion of the above, you may fax all the above to **1-888-861-8554** or scan and email to [admin@atlantaallgoodrealty.com](mailto:admin@atlantaallgoodrealty.com)

Thank you and we look forward to working with you,

Atlanta All Good Realty LLC

# RENTAL APPLICATION

2011 Printing

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. Lease Application Fee.** Applicant has paid Landlord a nonrefundable Lease Application Fee of \$\_\_\_\_\_ to process this Rental Application, determine Tenant'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 Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents 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.
- 5. Reservation Deposit.** A reservation deposit of \$\_\_\_\_\_ by  check,  cash or  money order is being made along with this rental application. If Applicant's application is approved and a lease is entered into between Landlord and Applicant the deposit shall be applied towards Applicant's security deposit referenced in said lease. If Applicant's application is denied, the rental deposit shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Landlord'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 Landlord may retain the rental deposit as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Landlord'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, Landlord and Landlord's agents 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 Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

**8. Information About Applicant.**

**A. GENERAL**

First Name: \_\_\_\_\_ Middle \_\_\_\_\_ Last Name: \_\_\_\_\_

SS #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Driver's License State: \_\_\_\_\_

Present Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

How Long? \_\_\_\_\_

Previous Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

How Long? \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Spouse/Significant Other Name: \_\_\_\_\_

SS #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Names and ages of individuals under 18: \_\_\_\_\_

Pets? YES  NO  What Kind? \_\_\_\_\_ How Many? \_\_\_\_\_

Pet Weights: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Emergency Contact Information: \_\_\_\_\_

Are you registered or required to register as a sex offender in any state in the United States? \_\_\_\_\_

If so, what state? \_\_\_\_\_

**B. EMPLOYMENT**

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Employer Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Length of Time at Present Job: \_\_\_\_\_ Annual Income: \_\_\_\_\_

**C. SPOUSE'S/SIGNIFICANT OTHER'S EMPLOYMENT**

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Employer Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Length of Time at Present Job: \_\_\_\_\_ Annual Income: \_\_\_\_\_

**D. REFERENCES**

Bank: \_\_\_\_\_ Phone: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ Phone: \_\_\_\_\_

Credit Reference: \_\_\_\_\_ Phone: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Lease Period: \_\_\_\_\_ Lease Amount: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Lease Period: \_\_\_\_\_ Lease Amount: \_\_\_\_\_

9. **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 Landlord.

10. **Commitment to Equal Housing.** Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

11. **Reason for Denial.** If this Application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

Accepted By: \_\_\_\_\_

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

