

RENTAL APPLICATION



Dear Rental Applicants,

We are Atlanta Peach Management & Realty (APMR) and we take great pride in our leased homes and their communities. We are always seeking the best tenants for our residents and we strive to provide them with excellent service, while their live in the residence that we manage. Our selection process is done very carefully and we completely verify all information that you provide to us on the Rental Application, verifying employment for income purposes, conducting Landlord verifications and eviction history and run a full credit report. We document all Criminal and Eviction records within the last 10 years, it is up to you, the applicant to provide written verification from the proper authorities as to the final disposition of your innocence or that the case was dropped. We require that your household Income equal at least Three Times the Rental payments, annual and monthly.

We are an Equal Opportunity/ Fair Housing Corporation. Our screening and background verification is a fair step by step process used for all of our applicants, equally and consistently. An applicant who passes the screening criteria is offered housing. An applicant who does not satisfy the screening criteria is not accepted as a resident.

By making application for one of our residents, you ACKNOWLEDGE that these checks and verification will be done, and give your permission to do so. Please **completely** fill in your application, if you do not, we will not be able to process the application successfully. If you do not understand an item on the application, please ask for assistance. We do our best to process applications carefully and promptly, normally giving you a response within a **72 hour** period (3 Business Days).

To apply the following is required:

1. To guarantee compliance with the Georgia and Federal Fair Housing Acts, any applicants over the age of 18 years (excluding dependant's children) who reside as the property are required to complete this application.
2. A \$55 processing fee in cash, cashier's check, or money order must accompany applications for single family residence.
3. Reliable documentation and telephone number for all income sources must be provided, with no exceptions.
4. Photo #ID (driver's license, Military ID, or state ID) is required and all intended resident must be listed below.
6. You must disclose ALL pets, vehicles and water filled furniture on this application.

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES AND POLICIES:

1. If, approved, a copy of your Georgia Driver's license or State Issued #ID must be given along with the first month's rent & total security deposit in full with **Certified Funds**.
2. Qualifying is based on income, credit, landlord history or ownership and criminal background check.
3. The processing fee is NON-FUNDABLE.
4. Pet Deposit is required for all PETS that are approved by Management and the LANDLORD.
5. If you have water filled furniture (Beds, Fish Tanks etc.), you must supply landlords with proof of renters insurance.
6. If approved, a holding deposit must be paid within 24 hours to hold the property and refuse other applicants. If an applicant defaults on renting the property at the agreed time, the holding deposit will be forfeited and become property of APM.

Please sign below and date. We hope you will be a long-term resident with us. WHEN COMPLETE FAX TO: **678-954-8035**

Applicant #1 (Print) _____

Applicant #1(Signature) _____ Date _____

Co-Applicant #2 (Print) _____

Co-Applicant #2 (Signature) _____ Date _____



Address of Property Applying For:
Tentative Move-In Date:

APPLICANT'S INFORMATION			
Name:			
Date of birth:		SSN:	Phone:
Current address:			
City:		State:	ZIP Code:
Own	Rent (Please circle)	Monthly Payment or Rent?	How long?
Reason For Leaving:			
Landlord Name:		Landlord's Number:	
Previous address:			
City:		State:	ZIP Code:
Owned	Rented (Please circle)	Monthly Payment or Rent?	How long?
Reason For Leaving:			
Landlords Name:		Landlord's Number:	
Automobile Model:		Automobile Make:	Year:
Driver's License Number:		State:	Exp.:
Employment Information			
Current employer:			
Employer address:			How long?
Phone:		E-mail:	Fax:
City:		State:	ZIP Code:
Position:		Hourly Salary (Please circle)	Annual income:
Co-applicant Information, if Married			
Name:			
Date of birth:		SSN:	Phone:
Current address:			
City:		State:	ZIP Code:
Own	Rent (Please circle)	Monthly payment or rent:	How long?
Reason For Leaving:			
Landlord's Name:		Landlord's Number:	
Previous address:			
City:		State:	ZIP Code:
Owned	Rented (Please circle)	Monthly payment or rent:	How long?
Reason For Leaving:			
Landlord's Name:		Landlord's Number:	
Automobile Model:		Automobile Make:	Year:
Driver's License Number:		State:	Exp.:
Co-applicant Employment Information			
Current employer:			
Employer address:			How long?
Phone:		E-mail:	Fax:
City:		State:	ZIP Code:
Position:		Hourly Salary (Please circle)	Annual income:
Underage (Under the 18yrs of Age) Tenants living at Home			
Name:		Age:	Sex:
Name:		Age:	Sex:
Name:		Age:	Sex:
Name:		Age:	Sex:

This page is solely designated for personal references, preferably persons that are unrelated that can vouch for your history and character. This page must be filled out completely, before selection and application processing can begin.

Pets (Dogs, Cats, Birds, Fish, Snakes, Spiders, etc.)		
Number of Pets:	Breed:	Color:
Type:	Breed:	Color:
Type:	Breed:	Color :
Background		
Have either of you ever been arrested? YES <input type="checkbox"/> NO <input type="checkbox"/>		
Total Number of Adults that will be residing at the residence:		
Name:	Relationship:	
Name:	Relationship:	
Name:	Relationship:	
I CERTIFY that all answers given are true and complete to the best of my knowledge. I understand that the landlord may terminate this rental agreement entered into for any misrepresentation made above. I understand that an incomplete application will not be processed.		
Signature of applicant:		Date:
Signature of applicant:		Date:

Reference 1 Name: _____ Phone _____

Address: _____

Reference 2 Name: _____ Phone: _____

Address: _____

Reference 3 Name: _____ Phone: _____

Address: _____

EACH APPLICANT MUST ATTACH A COPY OF YOUR DRIVER'S LICENSE/ STATE ISSUED ID. (This is for identity thief purposes) Applications will not be processed without it!

Mailing Address:

Atlanta Peach Management & Realty
P.O. Box 1864
Conyers, Georgia 30012
Office: 678-625-9323
Fax: 678-954-8035
Email: info@atlantapeachhomes.com