



P.O. Box 468253
Atlanta, GA 31146

Directions:

1. Complete and sign the rental application
2. Sign the Addendum "Acceptance of Terms"
3. Complete and sign top portion of Employment Verification form for each applicant
4. Complete and sign top portion of Landlord Verification form

Include a check in the amount of \$25.00 for **each** adult living in the home made payable to:
A Plus Properties.

Mail completed package to:

A Plus Properties
P.O. Box 468253
Atlanta, GA 31146

If you have any questions, please call **678.488.0183**

RENTAL APPLICATION



2009 Printing

Application is hereby made to rent the premises generally described as 2340 Beaver Ruin Rd
NORCROSS 30071-3204 ("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.** \$649, \$50 rebate if rent paid by 1st of month
- 3. Lease Application Fee.** Applicant has paid Landlord a nonrefundable Lease Application Fee of \$ 25 per adult 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 \$ 0.00 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: _____

Names and ages of individuals under 18: _____

Pets? YES NO What Kind? _____ How Many? _____



ADDENDUM - ACCEPTANCE OF TERMS

- 1) I have re-examined the information I have provided on my application and agree that it is true and complete.
- 2) I understand that an annual update of the information on this application shall be requested. I agree to provide updated information and notify A Plus Properties of any changes (i.e., employment, phone #, bank, car, emergency contact).
- 3) My credit record is good. If not, I have attached a separate page to explain any credit problems.
- 4) I understand and agree that this application is subject to approval, based primarily on the information I have supplied in this application. **I AM DEPOSITING WITH MY APPLICATION \$ _____ (cash, M.O., bank check, travelers check)**
\$ _____ \$25 per Adult - Non-refundable processing & credit check fee.
- 5) I understand and agree that this application is NOT a lease or rental agreement, and should it be accepted, I will sign the lease provided within **FIVE** business day(s) of being accepted. Should I fail to do so the application shall be considered withdrawn, there will be no further obligation to reserve the rental.
- 6) I hereby waive any claim for damages if my application is not accepted.
- 7) I understand that every good faith effort will be made to have the premises ready for occupancy as promised. However, should the premises not be available for occupancy on the date promised, I hereby waive any and all rights to seek to recover damages of any kind from the landlord or management company.
- 8) I hereby authorize and permit A Plus Properties to obtain any information necessary to verify the accuracy of any information or statements I have made in this application. I expressly authorize and permit for my credit report to be obtained and further authorize A Plus Properties to make future credit inquiries in regard to continued creditworthiness and for purposes of collection of unpaid rent or damages to premises. I also permit, upon occasion, contact with my employer to verify my employment status during my tenancy.
- 9) I certify that I am not manufacturing, using, storing, or selling dangerous controlled substances, and understand that I will immediately be required to vacate the premises if evidence of such is found on the premises, or if I am convicted of any crimes related to possession and/or distribution of controlled dangerous substances.
- 10) I understand and agree that the monthly rent will be **\$ 649.00** and that a monthly rebate of **\$ 50.00** will be awarded if I pay the rent when due and maintain the property as specified in the rental agreement.
- 11).. I understand and agree that the security/performance deposit will be **\$600.00**
- 12) I understand and agree that an additional non-refundable pet fee of \$500 will be collected if any pets are approved.
- 13) I further understand and agree that the security/performance deposit of **\$ 600.00** is required in full before move-in. I agree to pay the balance of move-in costs including any deposits and/or rent within **FIVE** days of being notified of acceptance. Total move in costs are the security/ deposit of **\$600.00** plus the first months rent of **\$649.00** for a total of **\$1249.00** Please add a **\$500 Pet Fee** if appropriate. If I am unable to or fail for whatever reason to pay the balance of the amount due at that time, the application shall be considered withdrawn.

APPLICANT'S SIGNATURE: _____
 CO-APPLICANT'S SIGNATURE: _____

DATE _____
 DATE: _____

ADDRESS reserved (subject to approval of application): 2340 Beaver Ruin Rd #4 Norcross, Georgia 30071



P.O. Box 468253
 Atlanta, GA 31146
LANDLORD VERIFICATION

Landlord Name: _____

RE: _____

Landlord Address: _____

I authorize you to release the requested information below to: Richard Burton

Landlord Phone #: _____

Signed: _____

Landlord Fax# - _____

Date: _____

To Whom It May Concern:

_____ has applied to rent one of our homes and has given your name as a present or former landlord.

To verify the information provided on the rental application, please supply the information requested below.

Please fax back to **678 807-1408**

If you have any questions, please call 678-488-0183

Thank you for your cooperation and prompt attention.

Sincerely,

Richard Burton
 Rental Manager, A Plus Properties

(To be completed by reference)

Rental Period: From (Month/Year): _____ To (Month/Year): _____

Rent Amount \$ _____ Always pay on time? Yes: _____ No: _____

If No, how many late payments _____

Payment record: Excellent _____ Good _____ Fair _____ Poor _____

Full security deposit returned? Yes _____ No _____

If no, explain _____

Any trouble or damage? explain _____

Ever had to place notice to fill out court summons? _____

Evicted (Why) _____



P.O. Box 468253
Atlanta, GA 31146
EMPLOYMENT VERIFICATION

Employer Name: _____

RE: _____

Employer Address: _____

I authorize you to release the requested information below to: Richard Burton

Employer Phone: _____

Signed: _____

Employer Fax #: _____

SS#: _____ - _____ - _____

Date: _____

To Whom It May Concern:

_____ has applied to rent one of our homes and has given your name as his or her employer.

To verify the information provided on the rental application, please supply the information requested below.

Please fax back to **678-807-1408**

If you have any questions, please call 678-488-0183

Thank you for your cooperation and prompt attention.

Sincerely,

Richard Burton
Rental Manager, A Plus Properties

(To be completed by reference)

=====
Job Title of Applicant _____

Full-time _____ Permanent _____ Part Time _____ Other _____

Salary \$ Annual _____ Monthly _____

Date of Employment
From (Month/Year): _____ To (Month/Year or Current) _____

Name _____ Title _____



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Employer Name: _____

RE: _____

Employer Address: _____

I authorize you to release the requested information below to: Richard Burton

Employer Phone: _____

Signed: _____

Employer Fax #: _____

SS#: _____ - _____ - _____

Date: _____

To Whom It May Concern:

_____ has applied to rent one of our homes and has given your name as his or her employer.

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Full-time _____ Permanent _____ Part Time _____ Other _____

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From (Month/Year): _____ To (Month/Year or Current) _____

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