



# RENTAL APPLICATION (One For Each Adult Applicant)



**2018 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 a nonrefundable Lease Application Fee of \$ 35 per adult applicant \_\_\_\_\_ to 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.

**5. Reservation Fee.** A reservation fee of \$ 1 month's rent \_\_\_\_\_ 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 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 pre-estimate 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, handicap or familial status.

**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 Leading Edge Real Estate (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 apply for the Property.

Accepted By:

\_\_\_\_\_  
Applicant's Printed Name    Signature    Date

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**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 Present 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 \_\_\_\_\_



# SPECIAL STIPULATIONS



2018 Printing

These Special Stipulations are part of the Agreement with an Offer Date of \_\_\_\_\_  
for the purchase and sale of that certain Property known as, \_\_\_\_\_,  
\_\_\_\_\_, Georgia \_\_\_\_\_.

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

**PLEASE DESCRIBE YOUR CREDIT HISTORY:**

Have you had TWO or more late rental or mortgage payments in the past year? Yes \_\_\_ No \_\_\_

Have you had TWO or more late other payments in the past year? Yes \_\_\_ No \_\_\_

Please write explanations and provide documentation of any derogatory items you think may be on your credit report.

Please provide the following along with application:

- \_\_\_ current 2 months pay stubs
- \_\_\_ 2 months bank statements
- \_\_\_ Copy of driver's license for each applicant
- \_\_\_ If self employed, 2 year's tax returns or financial statement from your CPA
- \_\_\_ If active duty military, copy of current orders
- \_\_\_ Documentation of any additional income you receive (child support, disability, etc.)
- \_\_\_ If credit and/or income is not sufficient, do you have someone who would co-sign the lease for you? Yes \_\_\_ No \_\_\_

Referred by: \_\_\_\_\_

Note: Applicants with credit scores under 600 may be considered with a double security deposit. All applications are subject to home owner approval.

Application fee to be payable to Leading Edge Real Estate via cash, money order or certified funds. All persons age 19 or older that will be living in the household must complete an application and are subject to application fees. For convenience, fees can also be paid online via PayPal to admin@leadingedgerealestate.com.

Completed applications should be faxed to 706-860-9431, emailed to rentals@leadingedgerealestate.com, or turned into our office located at 141 North Belair Road Suite 101, Evans, GA 30809. Please e-mail us or call 706-922-7533 with any questions you may have.

Buyer's/Tenants Initials: \_\_\_\_\_

Seller's/Landlord's Initials: \_\_\_\_\_

Selling/Leasing Broker's Initials: \_\_\_\_\_  
(or Broker's Affiliated Licensee)

Listing Broker's Initials: \_\_\_\_\_  
(or Broker's Affiliated Licensee)

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F21, Special Stipulations, 01/01/18



To: \_\_\_\_\_

\_\_\_\_\_ has filed a rental application with our company. He/She has named you as a housing reference on the attached application. Please answer the following questions to help us determine whether we should accept or reject his/her application.

1. Previous address: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
Rental Amount: \_\_\_\_\_  
Please verify if this is correct. Yes \_\_\_ No \_\_\_

2. Did the applicant provide proper notice of intent to vacate? Yes \_\_\_ No \_\_\_

3. Did the applicant pay rent on time? Yes \_\_\_ No \_\_\_

4. Have you ever begun eviction proceedings for nonpayment? Yes \_\_\_ No \_\_\_

5. Did the applicant keep the property clean? Yes \_\_\_ No \_\_\_

6. Was the property left in rentable condition after they moved? Yes \_\_\_ No \_\_\_

7. Did the applicant damage the property? Yes \_\_\_ No \_\_\_ If so, how? \_\_\_\_\_  
\_\_\_\_\_

8. Did the applicant permit persons other than those on the lease to live in the property?  
Yes \_\_\_ No \_\_\_

9. Did the applicant interfere with the rights and quiet enjoyment of other tenants or neighbors?  
Yes \_\_\_ No \_\_\_

10. Would you rent to this person/family again? Yes \_\_\_ No \_\_\_  
If no, why? \_\_\_\_\_

11. Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ - \_\_\_\_\_

<b>Tenant Authorization:</b>	
I/we hereby authorize Leading Edge Real Estate to request information from prior Landlords regarding my rental history as part of my application process.	
Signature: _____	Date: _____
Printed name: _____	