

Property: 2740 Trotters Walk Trail
Snellville GA, 30078
Soshana Cockrell (Realtor) Direct #: (678) 978-7476
Fax these forms to: (866) 511-4112
Or scan and email these forms to: soshana@findingeorgia.com

Check list:

- Completed Application
- Paid application fee:
 - # of tenants age 18 or older: _____ X \$35 /adult = _____ Application fee
- Clear copy of driver's license (or scanned driver's license & emailed)
- Copy of last two (2) pay check stubs
- Copy of last two (2) bank statements

If self employed

- Last year's tax return

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The applications that are being received for this property will be processed by the homeowner on a first come first served basis, based on receipt of the application fee and the reservation deposit. Submitting an application does not guarantee acceptance to rent property. Landlord will make a tenant selection after conducting credit verification and references. If the application is already being processed, application fees are not refundable

Credit Verification is required for EVERY PERSON over the age of 18 who will be living at the above referenced property. If your application passes the screening criteria, you will be offered the property. You will have one day to bring in the entire reservation deposit of \$1,000, which you will need to provide in certified funds. Once money is put down, the property is taken off the market. If you later decline the property, the money that was put down will be forfeited. Note that an application that does not totally satisfy the screening criteria could still be accepted (at owners discretion) with an additional deposit.

Please know that incomplete, inaccurate or falsified information will be grounds for denial.

The applicant(s) must have some form of income source, employment or verification of starting employment within a reasonable time from the start of the lease. If self-employed, you need to provide two years tax returns.

A current pay-stub from your employer or documented proof of income other than employment is required unless this can be directly verified by employer or income source.

The home owners require that the applicant have at least 2 years of verifiable rental or mortgage payment history. Living/staying with a friend or relative is not considered verifiable rental history; however renting a separate property owned by a friend or a relative DOES qualify. If you previously owned a home, it must be verified and there must be at least two years of good loan payment history.

Applicants must demonstrate that previous rents/mortgages were paid in a timely manner. Proper notice to vacate previous residences and leaving properties in excellent condition are things the home owner will be looking at.

No more than two people are to occupy a bedroom and no more than 2 non-related occupants may live in the residence.

The homeowners do not allow certain types of animals that are known to have violent tendencies, or certain dogs that have violent tendencies if mixed with other dogs. Examples include: Pit bulls, Rottwillers, Dobermans, Huskies, Chows, German Shepherds, or a mixed breed with any of the above mentioned. The **owners reserve the right to deny any pet** from being in the property. All pets are subject to non-refundable pet fees and pet rent, depending in the homeowner.

The property located at **2740 Trotters Walk Trail., Snellville GA 30078**, is a **NON-SMOKING residence**. Smoking on any portion of the property by tenants or tenant's guests is grounds for forfeit of tenant's deposit. Upon termination of rental agreement, landlord will conduct a thorough walk-through and inspection of the property. If at that time landlord identifies any sign of cigarette smoke in any location of the property, landlord shall notify tenant of reason(s) for retaining deposit.

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PLEASE READ THE FOLLOWING PAGES, COMPLETE MISSING INFORMATION, SIGN, AND FAX TO (866) 511-4112

Each potential tenant age 18 and older who is interested in living at the above referenced property hereby submits a non-refundable payment in the amount of \$35 dollars for credit check and processing charge. I/we hereby authorize **Mrs. Cockrell** to contact Credit Services, personal and credit references given herein, plus my employer to verify the information I have provided. I/we also give authority to share information on this application and related verification data to parties that are directly related to the qualifying process including the owner of the property.

It is my desire that the property at 2740 Trotters Walk Trail, Snellville, GA 30078 be taken "off the market," for consideration of \$ 1,000, to be applied toward the first months rent. The property will be taken "off the market" once the application has been approved. If I/we do not qualify under the homeowner's requirements for residency, I/we understand that my reservation payment will be refunded. I/we understand that if my application is approved, my payment will not be refundable regardless of whether or not I move into the property.

I understand that this payment is not the security deposit and that the security deposit will be collected after completing the "move-in" inspection.

My Current telephone number: _____

Primary Applicant Signature: _____

Print Name: _____

Secondary Applicant Signature: _____

Print Name: _____

Desired move-in date: _____ Contract Sign Date: _____

Rental Rate: \$1,000 p/month

Amount of Reservation Deposit (to remove from market): \$ 1,000

Security Deposit: \$ 1,000

Additional Month Pre-payment: \$ _____

Application Fee: \$35 dollars per adult tenant age 18 or older

Please scan and email to: Soshana@findingeorgia.com a copy of your current valid driver's license.

NOTE: Items to remain as part of the rental include: Stove, Dishwasher

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**CREDIT/EMPLOYMENT/RENTAL
VERIFICATION CONCENT FORM**

This letter serves as notification of the use of the use of a credit reporting process. This agency is Equifax Credit Information Service, P.O. Box 740241, Atlanta, GA. If you have questions regarding the credit or screening process or would like to get a copy of your credit report, please call Equifax at 800-685-1111.

By making application for the property, you acknowledge that these verifications will be done and give permission for us to do so and the ability to request credit reports even after the initial application processing.

Please sign and date this letter where indicated below and return it with your signed application and application fee. The application fee must be received before your application will be processed. Thank you for submitting your application.

Primary applicant name printed

SS#

Date of Birth

Signature

TODAY'S DATE

Current Address

City

State

Zip

Secondary applicant name printed

SS#

Date of Birth

Signature

TODAY'S DATE

Current Address

City

State

Zip

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RENTAL APPLICATION (Applicant #1 - Page 1)

Name: _____ SS#: _____ Date: _____
Marital Status: _____ # of People that will reside in house: _____

Current Address: _____ **City:** _____
State: _____ Zip: _____ Duration: _____ Rent Amt: _____
Current Residence Manager: _____ Phone: _____

Previous Address: _____ **City:** _____ **State:** _____
Zip: _____ Rent Own Duration: _____ Monthly pymt: _____
Previous Residence Manager: _____ Phone: _____

Previous Address: _____ **City:** _____ **State:** _____
Zip: _____ Rent Own Duration: _____ Monthly pymt: _____
Previous Residence Manager: _____ Phone: _____

of total occupants: _____

#Children occupants: _____

Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____

#Adult occupants: _____

Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____

#Pets occupants: _____

Type: _____ Age: _____ Size: _____
Type: _____ Age: _____ Size: _____

Current Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

Previous Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

Previous Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

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RENTAL APPLICATION (Applicant #1 - Page 2)

Personal References (NOT REALATED/NON-FAMILY)

Full Name:	Phone:	Known ea other for	yrs
Full Name:	Phone:	Known ea other for	yrs
Full Name:	Phone:	Known ea other for	yrs

Vehicles:

Year:	Make:	Model: Color:	Lic. Plate #:	State:
Year:	Make:	Model: Color:	Lic. Plate #:	State:
Year:	Make:	Model: Color:	Lic. Plate #:	State:

Driver's Lic. #: _____ State: _____
Address as displayed on Driver's License: _____
City: _____ State: _____ Zip: _____

I have scanned and emailed my Driver's License to Soshana@findingeorgia.com.

Bank Name: _____ Account Type: _____
Account Balance: _____

Emergency Contact: _____ Phone: _____
Address: _____ City _____ Zip: _____

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RENTAL APPLICATION (Applicant #2 - Page 1)

Name: _____ SS#: _____ Date: _____
Marital Status: _____ # of People that will reside in house: _____

Current Address: _____ **City:** _____
State: _____ Zip: _____ Duration: _____ Rent Amt: _____
Current Residence Manager: _____ Phone: _____

Previous Address: _____ **City:** _____ **State:** _____
Zip: _____ Rent Own Duration: _____ Monthly pymt: _____
Previous Residence Manager: _____ Phone: _____

Previous Address: _____ **City:** _____ **State:** _____
Zip: _____ Rent Own Duration: _____ Monthly pymt: _____
Previous Residence Manager: _____ Phone: _____

#Children: _____

Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____
Name: _____ Age: _____

#Pets: _____

Type: _____ Age: _____ Size: _____
Type: _____ Age: _____ Size: _____

Current Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

Previous Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

Previous Employer: _____ **Occupation:** _____
Manager: _____ Work Verification Phone: _____
Work Address: _____ City: _____ Zip: _____
How long: _____ Gross Income: _____

Personal References (NOT REALATED/NON-FAMILY)

Full Name: _____ Phone: _____ Known ea other for _____ yrs
Full Name: _____ Phone: _____ Known ea other for _____ yrs
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RENTAL APPLICATION (Applicant #2 - Page 2)

Vehicles:

Year:	Make:	Model:	Color:	Lic. Plate #:	State:
Year:	Make:	Model:	Color:	Lic. Plate #:	State:
Year:	Make:	Model:	Color:	Lic. Plate #:	State:

Driver's Lic. #: _____ State: _____
Address as displayed on Driver's License: _____
City: _____ State: _____ Zip: _____

I have scanned and emailed my Driver's License to Soshana@findingeorgia.com.

Bank Name: _____ Account Type: _____
Account Balance: _____

Emergency Contact: _____ Phone: _____
Address: _____ City: _____ Zip: _____