



Rental Application

Chestatee Property Management

P.O. Box 1180

Dahlonega GA, 30533

Office: 706-867-0196 Fax: 706-864-0367

Lease Application Fee. Applicant has paid Landlord a nonrefundable Lease Application Fee of ___\$30.00 for one applicant or ___\$40 for applicant and co-applicant.

Authorization to do credit and background check. Applicant hereby authorizes Landlord and/or Landlord's authorized agents to do whatever background and/or credit check on Applicant that 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, during and after the term of the Lease, after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges or other monies owing to Landlord or Landlord's agents under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

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 and shall become refundable under the terms of the lease depending upon the condition of the property when the lease is terminated. 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 rent required therein such that the lease does not commence, then Landlord may retain the rental deposit as liquidated damages for holding the property for applicant and not seeking to rent the property to others during this time period.

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 any other person or entity. 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 of the terms of the lease.

Application does not create a lease. Until a formal lease agreement is executed by Applicant and Landlord and Applicant pays all fees, deposits and advance rent, no lease between Applicant and Landlord shall exist.

APPLICANT:

Name _____ Social Security # _____

Address: _____ City _____ Zip _____

Phone: _____ Cell # _____ Email _____

Date of birth _____

Employment

Employer: _____

Supervisor: _____ Supervisor Phone # _____

Length of Employment: _____ Gross monthly income _____

Prior employment if less than one year _____

CO-APPLICANT:

Name _____ Social Security # _____

Address: _____ City _____ Zip _____

Phone: _____ Cell # _____ Email _____

Date of birth _____

Employment

Employer: _____

Supervisor: _____ Supervisor Phone # _____

Length of Employment: _____ Gross monthly income _____

Prior employment if less than one year _____

RENTAL HISTORY:

Current Address: Dates lived at this address: From _____ to _____

Reason for leaving: _____

Amount of rent paid monthly: \$ _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Previous Address: If less than one year at the above address.

Street _____ City _____ Zip _____

Dates Lived at This Address: From _____ to _____

Reason for leaving: _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Property applying for: _____

Desired move in date: _____ **Desired length of Lease:** _____

Personal References: Please list 3 references to include contact information.

1. _____ # _____

2. _____ # _____

3. _____ # _____

MISCELLANEOUS: (check appropriate answer)

Do you have pets? ___ yes ___ no If so, describe _____

NOTE: There will be an additional \$250 non refundable fee and/or deposit required for pets housed on premises if the owner allows pets. In addition, specific rules and regulations regarding pets may apply.

Do you smoke? ___ yes ___ no

Do you plan to have water filled furniture on the rental property? ___yes ___no If yes, detail below.

Have you ever been evicted? ___ yes ___ no If yes, explain below.

Has your bank returned rent check(s) unpaid? ___ yes ___ no If yes, explain below.

Have you ever been convicted of a felony? ___ yes ___ no If yes, explain below.

Have you ever filed for bankruptcy? ___ yes ___ no If yes, explain below.

Explanation or any additional comments:

Names and ages of prospective tenants _____

Applicants warrant that the information supplied above is complete and accurate and that if it is later discovered that the above-information is not accurate or incomplete, such discovery may be grounds for and result in the termination of the Lease between Applicant and Landlord.

Reasons for Denial If this application is denied, Applicant may submit in writing within 10 days of said denial, a request for a statement of the basis for said denial.

Chestatee Property Management and the Landlords it represents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

Date: _____

Name: _____ Signature: _____

Co-applicant: _____ Signature: _____