

**Property: 92 Pebble Creek Dr, Newnan, GA 30265**

Please be prepared to pay the application fee of \$40.00. In order for the application to be processed, the following conditions MUST be met by all applicants to be approved for a lease.

(1. Print clearly

(2. Complete ALL fields with accurate information

(3. Payment of applicable application fee(s) in the form of money order or cashier's check only if sent by mail to JONES, P.O. Box 2318, Foley, AL 36536 for processing. Or, you may pay with credit card online. Each resident over the age of 18 must submit a separate rental application and the required application fee. Applications received without the application fee will be considered incomplete and will not be processed until fees are paid.

(4. Provide 3 years of residential history as well as contact information for your rental references or mortgage payment history for at least 3 years.

(5. Provide legal documentation of income:

Copies of your two (2) most recent pay stubs must be included and/or current bank or accounting statements are acceptable for self-employed applicants. If you are paid direct deposit please provide proof of bank account deposits and mark out your account number.

(6. Provide two forms of picture identification

Valid Driver's License – be sure to enlarge photo for clear view

Social Security Card

Valid Government Issued Photo ID – be sure to enlarge photo for clear view

(8. Must be 18 years of age or older to apply

If you have questions please call 251-747-2791

Please note an applicant's combined gross income should be at approximately three (3) times the monthly rent amount.

**IMPORTANT: APPROVED APPLICATION AND FULL MONTH'S RENT ARE REQUIRED TO HOLD A PROPERTY!**

In order to hold a property, a reservation fee (full month's rent) is paid at time of application and held until application is either approved or declined. Once approved, all advertising and scheduled showings to other prospective tenants are suspended. The property will be reserved for a maximum of 30 days. Any move-in date requested beyond 30 days may be subject to a pre move-in rent assessment. The reservation fee is NON-REFUNDABLE once the application is approved and move-in is scheduled. This fee will automatically be applied as the first month's rent for the month held. In the event your application is declined, the hold fee (one month's rent) will be immediately returned.

The following Application Agreement must be filled out separately by each tenant over the age of 18 prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. Application Fee (nonrefundable). You have delivered to our representative or paid online an application fee in the amount indicated, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
3. Application Deposit if applicable on this application; may or may not be refundable. In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. The application deposit is not a security deposit. However, it will be credited toward the required 1st Month's Rent when the Lease Contract has been signed by all parties; OR it will be refunded if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign lease or attempt to withdraw after your application has been processed and approved.
4. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required full 1st Month's Rent.
5. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required full 1st Month's Rent.
6. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 5 days after we give you our approval in person, by telephone or by email, or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
7. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
8. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. All documents provided. If no item is checked, all are necessary for the Application to be considered completed.

9. Non-approval. We will notify you whether you've been approved within 2-3 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.

10. Refund After Non-approval. If you or any co-applicant is disapproved or deemed disapproved, we'll refund all application deposits (not fees) within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.

11. Extension of Deadlines. If the deadline for signing, approving, or re-funding falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.

12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

13. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full. (3) All utilities have been transferred to tenant(s) name(s) and receipt copy provided.

14. Signature. I/We have applied for a rental agreement from ROBERT L. JONES, the owner. As part of the application process, the owner and/or his assigns may verify information contained in my/our application, plus criminal history and any other information which the ROBERT L. JONES, the owner or assigns deems relevant in connection with said application, either before or after the agreement is approved. I hereby acknowledge my consent by Esignature OR signature

I/We authorize ROBERT L. JONES the owner and assigns to release any and all information to subsequent landlord requests for residential history. Such information includes but is not limited to, employment history, credit history.

The reception of this application is consent only to this Application Agreement. It does not bind the owner to accept applicant or to sign the proposed Lease Contract.

## RENTAL APPLICATION

**92 Pebble Creek Dr., Newnan, GA 30265** is to be used for a single-family residence. A no Smoking clause will be in the lease. **Monthly rent of \$1550.00**, first month is payable upon lease signing including a **Security Deposit of \$1,550.00**. Payment shall be certified funds only. (money order or cashier's check) If your pet is approved the pet fee is \$250.00 and is nonrefundable. Each tenant must fill out a separate application.

For the premises herein first described, I hereby apply for a lease and represent to be true and correct facts herein stated as follows:

**Full Legal Name:** \_\_\_\_\_ **DOB** \_\_\_\_\_ **SS#** \_\_\_\_\_

**Phone#** \_\_\_\_\_ **Current Address:** \_\_\_\_\_ **#Years** \_\_\_\_\_

**Pet** \_\_\_\_\_ **Breed** \_\_\_\_\_ **Weight** \_\_\_\_\_

**NOTE:** Only 1 dog under 25 lbs is allowed and must be approved by owner. **A non-refundable pet deposit of \$250.00 is due upon signing of lease** Pets on the Georgia dangerous breed list are not permitted.

**Employer:** \_\_\_\_\_ **Position** \_\_\_\_\_ **#Years** \_\_\_\_\_

**Employer Address:** \_\_\_\_\_ **Telephone No** \_\_\_\_\_

**Supervisor:** \_\_\_\_\_ **Position** \_\_\_\_\_ **Telephone No** \_\_\_\_\_

**Bank (Checking)** \_\_\_\_\_

**Monthly household income** \_\_\_\_\_

**Current Landlord:** \_\_\_\_\_ **From** \_\_\_\_\_ **To** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip** \_\_\_\_\_ **Phone & Fax number(s)** \_\_\_\_\_

**Previous Landlord:** \_\_\_\_\_ **From** \_\_\_\_\_ **To** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip** \_\_\_\_\_ **Phone & Fax number(s)** \_\_\_\_\_

**Previous Landlord:** \_\_\_\_\_ **From** \_\_\_\_\_ **To** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip** \_\_\_\_\_ **Phone & Fax number(s)** \_\_\_\_\_

**Personal (non- family) Reference: Name** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone number(s) & Fax #** \_\_\_\_\_

I/we, authorize Robert L. Jones the owner and assigns to obtain such credit reports and tenant screening reports as he, in his sole discretion, determines to be necessary. Such information includes but is not limited to, employment history, credit history and criminal history. Landlord therefore guarantees all information obtained will be protected and kept extremely confidential. Each tenant must fill out a separate application and pay applications fees.

**Applicant Signature:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_

**INFORMATION MUST BE COMPLETELY FILLED OUT BEFORE CONSIDERATION.**

**EMAIL: sunrealtyandpropertymanagement@gmail.com**