



## PROPERTY MANAGEMENT 229-386-8988

Below is a list of required items and what you need to qualify you for a rental with Advantage Realty. All qualified applications we receive on a unit are submitted for consideration to the property owner regardless of the order in which they are received.

1. Complete the application in its entirety. Initial the bottom of this page to indicate you have read and understood all of the information contained on this page.
2. You need to have been at your current job for at least 6 months and we need proof of your income for the last 30 days. That may be in the form of paystubs, W-2's, tax returns, or bank statements.
3. A form of ID, as in a driver's license or state-issued ID, passport, or VISA, is required. A Social Security number and a copy of your Social Security card is required.
4. The application fee is \$50.00 and must be submitted as a money order or cashier's check. **We do NOT accept cash.** The \$50.00 fee covers up to two adults. Additional adults applying for the same unit will cost \$20.00 each. Anyone 18 or older who will be living in the unit MUST complete an application. Co-signers are only allowed with prior authorization from Advantage Realty and would also need to complete an application.
5. Background checks must be free of felony, multiple misdemeanor, or sex offender convictions.
6. Minimum credit score of 550 required. Credit check must be free of amounts owed to past landlords, open bankruptcies, multiple 30, 60, or 90 day late payments, or multiple accounts in collections. Low credit score due to lack of scorable credit may be waived by the property owner with a strong and verifiable landlord reference.
7. All of our units require a reservation fee equivalent to one month's rent to reserve a unit once your application has been prequalified and approved. That fee becomes the security deposit once the lease is signed. If you back out of signing a lease after we have reserved a unit for you, you could lose the reservation fee as compensation to the property owner for taking the unit off the market thereby losing out on prospective tenants.
8. We do not rent any unit without tenant(s) doing a walk through to view the unit prior to processing an application.
9. Units do not allow pets unless specifically approved by the property owner. Non-refundable pet fees are per pet and set by the owner of the rental unit. Unauthorized pet fines are, at minimum, \$1000.00 per animal, per day.
10. Return this application, a copy of your SS card, your proof of income, and your application fee to Advantage Realty at 609 Love Avenue in Tifton. **You may also email the application and proof of income to [kayleigh@getadvantagerealty.com](mailto:kayleigh@getadvantagerealty.com).** Application fees must be submitted in person to our office.

**PLEASE NOTE:** It takes up to 5 business days to process this application. We will call you when there is an update or if we require additional information.

Initial here: \_\_\_\_\_  
to indicate you read & understand the information above

**RENTAL APPLICATION  
(One For Each Adult Applicant)**



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APPLICATIONS ARE NOT ACCEPTED ON A FIRST COME, FIRST SERVED BASIS. O.C.G.A §10-6A-6 requires brokers to present ALL offers to lease to the landlord/owner. The landlord/owner reserves the right to accept the best offer based on economic considerations. These considerations include, but are not limited to, the move-in date of the applicant, the rental rate offered by the applicant, any concessions requested by the applicant, and the creditworthiness of the applicant. Applicants are encouraged to obtain and review the Georgia Landlord Tenant Handbook which is available at [www.dca.ga.gov](http://www.dca.ga.gov).

Application is hereby made to rent the premises generally described as \_\_\_\_\_ (“Property”).

The multiple listing service number for this property, if known, is \_\_\_\_\_ none \_\_\_\_\_.

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 \$ \_\_\_\_\_ 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 \$ \_\_\_\_\_ 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, familial status, disability, sexual orientation or gender identity.
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 \_\_\_\_\_ (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 applying 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 Previous 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 \_\_\_\_\_



**RESIDENTIAL VERIFICATION**

Advantage Realty Partners, LLC  
609 Love Avenue  
Tifton, GA 31794  
(229)386-2727

To Whom It May Concern:

The person named below is applying to be a tenant of Advantage Realty Partners, LLC. The applicant, by their signature below, has authorized us to request the release of their residential information from you, their former landlord.

**Resident's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Social Security Number:** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**Monthly Rental Amount:** \$ \_\_\_\_\_

**Dates of Occupancy:** From \_\_\_\_\_ To \_\_\_\_\_

APPLICANT AUTHORIZES THIS RESIDENTIAL VERIFICATION  
AND HEREBY CONSENTS TO THE RELEASE OF RESIDENTIAL INFORMATION.

\_\_\_\_\_  
**RESIDENT'S SIGNATURE**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
**DATE**

**\*\*\*\*\* OFFICE USE ONLY / LANDLORDS COMMENTS \*\*\*\*\***

**Dates of Occupancy:** From \_\_\_\_\_ To \_\_\_\_\_

**Monthly Rent Amount:** \$ \_\_\_\_\_ **# of Late Payments:** \_\_\_\_\_ **# of NSF's:** \_\_\_\_\_

**Notice Given:** YES / NO **Would you re-rent?** YES / NO

**Complaints or Other Comments:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_ **DATE:** \_\_\_\_/\_\_\_\_/\_\_\_\_