



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 \$60.00 and must be submitted as a money order or cashier's check. **We do NOT accept cash.** The \$60.00 fee covers up to two adults. Additional adults applying for the same unit will cost \$25.00 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.
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.** 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)



2024 Printing

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.

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 \$ 60 (plus \$25/per additional applicant after first 2) 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 Melissa Brock / Advantage Realty (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

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Melissa Brock IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

Copyright© 2024 by Georgia Association of REALTORS®, Inc.

F901, Rental Application, Page 1 of 3, 01/01/24

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:** ____/____/____