

# JD Homes

Leasing & Property Management  
P.O. Box 2358 Stockbridge, GA 30281  
Office – 770.506.2630  
Fax – 404.420.2484  
[www.jdhomes.org](http://www.jdhomes.org)

## Rental/Credit Application

\$45.00 Single / \$60.00 Double

PLEASE INCLUDE A COPY OF YOUR DRIVER'S LICENSE, SS CARD, & RECENT PAYSTUBS

### PERSONAL INFORMATION

Date \_\_\_\_\_ JD Homes Rep: Y / N Agent Name \_\_\_\_\_

**Applicant Name** \_\_\_\_\_ Date of Birth \_\_\_\_\_ Telephone \_\_\_\_\_

Social Sec. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

**Present Address** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Move-in date \_\_\_\_\_ Move-out date \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Telephone \_\_\_\_\_ Current Rent? \$ \_\_\_\_\_

**Prior Address** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Move-in date \_\_\_\_\_ Move-out date \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Telephone \_\_\_\_\_ Current Rent? \$ \_\_\_\_\_

How many will be living in this unit? Adults \_\_\_\_\_ Children \_\_\_\_\_ Pets? Y/N \_\_\_\_\_ Type/Size \_\_\_\_\_

**Employer** \_\_\_\_\_ Occupation \_\_\_\_\_ Current Salary \_\_\_\_\_

How long? \_\_\_\_\_ Human Resource Telephone \_\_\_\_\_ Contact Person \_\_\_\_\_

### CO-APPLICANT INFORMATION

Co-Applicant Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Telephone \_\_\_\_\_

Social Sec. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

**Present Address** (if different from Applicant) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Move-in date \_\_\_\_\_ Move-out date \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Telephone \_\_\_\_\_ Current Rent? \$ \_\_\_\_\_

Employer \_\_\_\_\_ Job Title \_\_\_\_\_ Monthly Salary \_\_\_\_\_

Date of Hire \_\_\_\_\_ Human Resource Telephone \_\_\_\_\_ Contact Person \_\_\_\_\_

### BANK INFORMATION

Bank Name \_\_\_\_\_ Branch \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Checking Account No. \_\_\_\_\_ Savings Account No. \_\_\_\_\_

### PERSONAL / CREDIT REFERENCES

Name	Relationship	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____

### OTHER INFORMATION

Number of vehicles (including company cars) \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No \_\_\_\_\_ State \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No \_\_\_\_\_ State \_\_\_\_\_

#### HAVE YOU EVER...

Filed for bankruptcy?  Yes  No If yes, when? \_\_\_\_\_ Has it been discharged? Y/N Date \_\_\_\_\_

Been in foreclosure?  Yes  No If yes, when? \_\_\_\_\_

Been served an eviction notice or been asked to vacate a property you were renting?  Yes  No

Reason Why? \_\_\_\_\_

Willfully or intentionally refused to pay rent when due?  Yes  No

Reason Why? \_\_\_\_\_

Been sued for unlawful detainer?  Yes  No

Rental unit applied for \_\_\_\_\_

Desired move-in date \_\_\_\_\_ Desired Rental Amt \$ \_\_\_\_\_ Lease Term \_\_\_\_\_

Email address: (Applicant) \_\_\_\_\_ (Co-Applicant) \_\_\_\_\_

### DISCLOSURES

**RADON GAS**-Notice to Prospective Tenant: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit

**LEAD BASE PAINT**-Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1979 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The undersigned makes application to rent housing accommodations located at:

\_\_\_\_\_

I understand that other applications may be received on this property and my acceptance is based solely on the approval of the homeowner. \_\_\_\_\_(initial)

Upon approval of this application tenant agrees to sign a lease agreement and to pay all sums due, including required deposits, before occupancy. If the applicant is accepted as a resident and subsequently does not pay the balance of any sums due and/or does not take possession as agreed, any amounts paid to owner/agent is hereby acknowledged as liquidated damages for non-performance and will be forfeited by the applicant as compensation for holding the property off the market. In addition, any false, erroneous or misleading information will result in your rental deposit being non-refundable.

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items, including but not limited to the obtaining of information from prior landlords and any credit reports required by landlord (including any necessary for collection of unpaid amounts). Applicant agrees to furnish additional information on request. Applicant understands that any false answers or statements made on this application may be grounds for termination and eviction.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

I/We, the undersigned, understand that **JD Homes, LLC** is the leasing agent and representative for the owner/Landlord and that the leasing agent's fee will be paid by the owner/Landlord. The undersigned acknowledge that this written notice was received prior to the undersigned receiving a lease agreement.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_

**CONSENT TO OBTAIN CREDIT / EMPLOYMENT INFORMATION**

I/We authorize **JD Homes, LLC**, to investigate my/our credit qualifications and hereby release, in any manner, all of the information obtained by you. I/We further release all persons, agencies, or firms from any liabilities resulting from providing such information. I/We declare under penalty of perjury that the information listed in this application is true and correct.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, in the city of \_\_\_\_\_, state of Georgia.

Applicant \_\_\_\_\_ Co-Applicant \_\_\_\_\_

**For office use only:**

Application fee collected? Y / N Amount? \_\_\_\_\_ Date Collected \_\_\_\_\_

Deposit collected? Y / N Amount? \_\_\_\_\_ Date Collected \_\_\_\_\_

Pet Deposit? Y / N Amount? \_\_\_\_\_ Date Collected \_\_\_\_\_

Verification completed by \_\_\_\_\_ Date sent to owner \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_ If Denied, Reason Why? \_\_\_\_\_