

JD HOMES

WE RENT HOUSES FAST!!!

P.O. Box 2358 Stockbridge, GA 30281
Office= (770) 506-2630 Fax= (404) 420-2484
WWW.JDHOMES.ORG

\$35.00 Single Rental/Credit Application
\$50.00 Couple (An additional \$10.00 will be charged for a background check)
PLEASE INCLUDE A COPY OF YOUR DRIVER'S LICENSE, SS CARD, & RECENT PAYSTUB

PERSONAL INFORMATION

Date _____ Interviewed By _____
Name of Applicant _____ Date of Birth _____ Telephone _____
Social Sec. No. _____ Driver's License No. _____
Present Address _____
City _____ State _____ Zip _____
Prior Address _____
City _____ State _____ Zip _____
How long have you lived at present address? _____ How long have you lived at prior address? _____
Name of current Landlord _____ Telephone _____
Current Rent \$ _____ Lease or Agreement End Date ____/____/____
Prior Landlord _____ Telephone _____
How many will be living in this unit? Adults _____ Children _____ Pets _____ Weight of pets _____
Employer _____ Occupation _____ Current Salary _____
How long? _____ Contact Person _____ Telephone _____

SPOUSE INFORMATION

Name of Spouse _____ Date of Birth _____ Telephone _____
Social Sec. No. _____ Driver's License No. _____
Employer _____ Occupation _____ Current Salary _____
How long? _____ Contact Person _____ Telephone _____

BANK INFORMATION

Bank Name _____ Branch _____ Telephone _____
Address _____
Checking Account No. _____ Savings Account No. _____

***This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

PERSONAL 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 _____
Make/Model _____ Year _____ Color _____ Tag No _____ State _____

HAVE YOU EVER

Filed for bankruptcy Yes No If yes, when? _____
Been served an eviction notice or been asked to vacate a property you were renting? Yes No
Willfully or intentionally refused to pay rent when due? Yes No If yes, when? _____
Been sued for unlawful detainer? Yes No
Rental Unit applied for _____
Commencement date _____ Term _____ Rent/Month _____

DISCLOSURES

RANDON 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 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-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.

APPLICATION FEE / RENTAL DEPOSIT-Application fee of \$35.00/\$50 is **non-refundable**.

The undersigned makes application to rent housing accommodations located at: _____

And, upon approval of this application 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/manager is hereby acknowledged as liquidated damages for non-performance and will be forfeited by the applicant as compensation for holding the property off the rental 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 _____ 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 _____, 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 _____

Applicant _____ Co-Applicant _____

FOR OFFICE USE ONLY - DO NOT WRITE BELOW

Application Verification	Person Contacted	Remarks
<input type="checkbox"/> Present Landlord		
<input type="checkbox"/> Previous Landlord		
<input type="checkbox"/> Applicant's Employment		
<input type="checkbox"/> Co-Applicant's Employment		
<input type="checkbox"/> Bank		
<input type="checkbox"/> Reference (1)		
<input type="checkbox"/> Reference (2)		
<input type="checkbox"/> Reference (3)		
<input type="checkbox"/> Other		
	<input type="checkbox"/> Driver's License/ID	<input type="checkbox"/> Credit bureau

Monies received		
Date	Description	Amount
	App. Fee	
	Security Deposit	

Verification completed by _____