

INCOME REQUIREMENTS

Applicants should have gross monthly income equal to at least three times the monthly rental amount.

Income will be verified by one or more of the following:

- Copy of W-2
- Two of the most recent pay stubs for each applicant
- An offer on company letterhead for a new employer
- Self-employed tax return for the past two years
- Proof of social security benefits
- Proof of disability income
- An original court ordered document showing child support and/or alimony and proof of receipt of same
- Income from investment accounts
- Signed verification from present employer

Any charge for verification of employment will be paid by Applicant and is not included in the application fee.

RENTAL HISTORY

Rental history both current and past will be verified for each applicant. If you have evictions or skips the application will be denied unless you can provide evidence that all balances have been paid in full.

CREDIT REQUIREMENTS

Applicants must have established credit. Derogatory credit is not acceptable. On occasion some owners will accept applicants with credit issues provided additional deposits are placed in the escrow account. This is on a case by case basis depending on the approval of the owner of the property.

CRIMINAL BACKGROUND CHECK

A CRIMINAL BACKGROUND CHECK WILL BE CONDUCTED ON EACH APPLICANT. Applicants may be denied for the following:

- Felonies or Misdemeanors including but not limited to: illegal drug use, manufacturing illegal drugs, theft, fraud, forgery and any sex or terrorism acts.
- Misdemeanor convictions or arrests involving disturbing the peace, weapons and violence.

_____ *TENANT*

_____ *TENANT*



Tara Properties, Inc., Application for Occupancy

Phone: 770-954-0700

The undersigned hereby makes an application to rent/lease the property located at: _____

Agent that showed you the property: _____ Listing Agent: _____

Anticipated move date of _____ at a monthly rent of \$ _____ and security deposit of \$ _____

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Date of Birth _____
Social Security # _____ Driver's License # _____ State _____
Home Phone () _____ Mobile Phone () _____
Email Address _____ Other Phone () _____

Spouse's Name _____ Date of Birth _____
Social Security # _____ Driver's License # _____ State _____
Home Phone () _____ Mobile Phone () _____
Email Address _____ Other Phone () _____

Does anyone smoke? _____ List all pets _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt # _____ City _____ State _____ Zip _____
How long did you stay? _____ Reason(s) for leaving _____ Rent \$ _____
Owner/Agent _____ Phone () _____
Fax () _____

Previous Address _____ Rent \$ _____
How long did you stay? _____ Owner/Agent _____ Phone () _____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____
Have you ever had an eviction case filed against you? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____
Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Applicant Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed _____
Applicant Employer _____
Dates Employed _____ Employed as _____
Supervisor Name _____ Phone () _____
Fax () _____
Salary \$ _____ per _____ (If employed by above less than 12 months, give name & phone of prior employer, dates, & salary _____)

Spouse's Status: Full Time Part Time Student Unemployed
 Spouse's Employer _____
 Dates Employed _____ Employed as _____
 Supervisor Name _____ Phone () _____
 _____ Fax () _____
 Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of prior employer, dates, & salary _____)

If you have other sources of income that you would like us to consider, please list income, source and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.
 Amount \$ _____ Source/Contact Name & Phone _____

PLEASE LIST YOUR REFERENCES

Banking Accounts:

Bank _____ Type of Account _____ How Long? _____
 Bank _____ Type of Account _____ How Long? _____

Personal Reference or Emergency Contact:

Name _____ Address _____
 Phone () _____ Relationship _____

ADDITIONAL INFORMATION

Vehicle Information:

Make/Model _____ Year _____ License Plate & State _____
 Make/Model _____ Year _____ License Plate & State _____

Do you own anything of value? _____ (Boat, Home, Stock, CD's, Money Market, etc.)

Number of Kids _____ Names & Ages _____ Number of Adults _____

Does anyone in the household have a criminal record? _____

Parents' Info: Both parents name(s) _____ Phone () _____

Please give any additional information that might help owner/management evaluate this application:

The above information, to the best of my knowledge, is true and correct; if not true, I/we waive the right to rent. There is a \$50.00 non-refundable fee for this application. **Any application fee shall be forfeited to Tara Properties, Inc., if the applicant changes his/her mind and/or if the rented or leased property, for any reason, is not taken possession of by the applicant on the agreed upon move-in date that is stated in the lease.**

Sign below if you agree to these terms:

Please sign: X _____ Date _____
 Applicant

Please sign: X _____ Date _____
 Spouse



Tara Properties, Inc.
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McDonough, GA 30253
Office: 770-954-0700
Fax: 770-914-1915
Website: www.taraproperties.com

Authorization for Management to Verify Rental Application and Obtain Credit Report. The above information is complete and correct. I understand that Management will rely on the information provided in making a decision to accept, conditionally accept, or deny my application. Applicant authorizes management and its agents to verify the information provided by pulling my credit and criminal records and contacting my current and former employer and landlord. Applicant releases Tara Properties, Inc., and any third parties who provide information to verify this application from all liability, claims and lawsuits with regard to the information obtained, regardless of the source. Applicant agrees to indemnify and hold harmless Management, its agents, current or prior landlord, current or prior employer, and all other persons whomsoever who provide information, regardless of whether the information provided is negative.

Authorization to obtain credit report and other information in connection with collection of a debt. Applicant agrees that Management or any collector retained by Management or owner is expressly authorized to obtain a consumer report (credit report) on applicant and to obtain information on applicant's location and employment in connection with the collection of any amounts or damages claimed due from applicant as a tenant under any rental agreement hereafter signed with Management. Any employers, banks, landlords, businesses, consumer report agencies, or other third parties are entitled to rely on the undersigned authorization and cooperate in providing the requested information to assist in collection of any debt owed by applicant as a tenant under any rental agreement.

Applicant's Signature

Date

Spouse's Signature

Date

Tara Properties, Inc.

Date