



105 N Park Trail Suite 200, Stockbridge GA 30281
(770)898-4899 Office (770)898-2249 Fax

Thank you for your interest in renting a home. In order to process your application, Market South Properties, Inc. will need the following information:

1. All Applications must be filled out and signed by each applicant.
2. A separate application is required for each single adult 18 years of age and older. **NO EXCEPTIONS**
3. A \$55.00 application fee, per adult living in the house, must accompany each application. We only accept cash, Cashier's Check, Or Money Orders. Your completed online application will not be processed until one of the above payments have been made to our office. Application fees are **NON-REFUNDABLE.**
4. Reliable documentation and telephone numbers for all sources of income must be provided. We will verify employment on all applicants. If self-employed you need to supply the last year's income tax return as verification. If you are in the military, we will need a copy of your LES and your orders.
5. Photo identification is required (i.e. driver's license, military or state I.D.).
6. All residents must be listed on the application.
7. You must disclose all pets and vehicles of any nature (i.e. recreational vehicles).

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES AND POLICIES

1. Qualifying is based on income, credit and rental history or ownership.
2. **CO-SIGNERS ARE NOT ACCEPTED.**
3. A credit check will be run on all applicants to verify prompt payment of debts.
4. A Criminal background check will be run on all applicants.
5. No fees will be accepted until applicant has been approved.
6. Market South Properties, Inc. must approve pets. Should a pet be allowed, a \$500.00 pet fee will be required, regardless whether they are an "inside" or "outside" pet. There is a \$100.00 fee for any additional pets.

*****WE DO NOT ACCEPT THE FOLLOWING BREEDS OF DOGS***
ROTTWEILERS, GERMAN SHEPHERDS, DOBERMAN PINSCHERS OR PIT BULLS**

7. If approved, the **RESERVATION FEE** will be paid at the time of lease signing and the **FULL FIRST MONTHS RENT** is due upon move-in. These funds are due in the form of cashiers check or money order. Should you move in the middle of the month, then the pro-rated amount will be due on the second month. **Your reservation fee will become your SECURITY DEPOSIT upon successful move-in. This fee is NON-REFUNDABLE.**
8. Rent will begin the day you stated on lease. You will receive a key at this time. **NO EXCEPTIONS.**

I have read and understand the above terms for applying for and making application with Market South Properties.

Printed Name

Signature

Date



RENTAL APPLICATION WORKSHEET

Market South Properties, Inc.
 105 N Park Trail Suite 200, Stockbridge GA 30281
 770-898-4899 Phone 770-898-2249 Fax

Property Address: _____	Lease Term: _____	To _____
Proposed Monthly Rent: \$ _____	Agent: _____	Referred By: _____

FULL NAME of All Occupants (list below please)	Social Security #	DOB	Relationship To Applicant
Applicant:			
Spouse:			
Other residents and children	n/a for children		

RESIDENCE HISTORY

PRESENT ADDRESS:	City:	St:	Zip:
Present Telephone: () _____	Length of time at present address: _____		
Present Landlord/Mortgage Holder: _____	Phone: () _____	Fax: () _____	
Monthly Payment \$ _____	Reason for moving: _____		
PREVIOUS ADDRESS:	City:	St:	Zip:
Length of time at previous address: _____			
Previous Landlord/Mortgage holder: _____	Phone: () _____	Fax: () _____	
Monthly Payments \$ _____	Reason for moving: _____		

INCOME AND EMPLOYMENT VERIFICATION

APPLICANT'S EMPLOYMENT			
Company Name:	How Long? _____		
Employer's address: _____	City:	St:	Phone: () _____ Fax: () _____
Position held: _____	Salary per month: \$ _____		
Supervisor's name and phone #: _____			
CO-APPLICANT'S EMPLOYMENT:			
How Long? _____			
Employer's address: _____	City:	St:	Phone: () _____ Fax: () _____
Position held: _____	Salary per month: \$ _____		
Supervisor's name and phone #: _____			
EXPLANATION OF ADDITIONAL INCOME: _____			

PERSONAL INFORMATION

In case of emergency notify:	Phone: ()	
Relationship:		
Personal reference - Name:	Phone: ()	
OTHER INFORMATION - Number of Vehicles (including co. cars, boats RV's, etc...)		
Make:	Year:	Color:
Make:	Year:	Color:
CONTINGENCIES OF THIS LEASE		
Describe Pets (Breed, Weight, Name):		
Lease Term _____ Months		
ITEMS TO REMAIN (circle) Refrigerator - Washer/Dryer - Window Treatments - Other:		
RESIDENT FOUND OUT ABOUT US THROUGH:		
<p>I/We acknowledge that if I/We are approved and fail to execute Landlord's standard lease agreement for the Premises prior to the Commencement date (or to pay the required rent there under such that the lease does not commence), then the Landlord may retain the security deposit as liquidated damages, it being acknowledge and agreed that the same is a reasonable pre-estimate of Landlord's damages for not seeking to rent the Property to others during this time period and not a penalty.</p> <p>I/We acknowledge that this application will give Market South Properties, Inc. permission to run a background check on the applicant(s).</p> <p>I/We hereby authorize Agent to contact Credit Services, personal and credit references given herein, plus my/our employers to verify the information I/We have given.</p> <p>I/We also authorize Agent to report to credit service organizations and information relevant to my/our unsatisfied obligations to Agent after I/We vacate said property.</p> <p>I/We also authorize Agent to share information on this application and related verification data to anyone Agent feels is part of the qualifying process including the owner of the Property. I/We acknowledge this application is the Property of Agent.</p> <p>* Applicants Signature _____ Date _____</p> <p>* Co-Applicants Signature _____ Date _____</p> <p>*Telephone number where you can be reached once we have processed this application: _____</p> <p>Applicant's E-Mail Address _____ Phone _____</p> <p>Co-Applicant's E-Mail Address _____ Phone _____</p>		

