



APPLICATION FOR RENTAL

Agent _____

All information must be filled in completely and legibly in order for the application to be processed. If the information does not apply, please put N/A (not applicable).

Applicant's Last Name	First	Middle Initial	Birthdate	Driver's License Number & State	Social Security Number	Sex
Spouse's Last Name	First	Middle Initial	Birthdate	Driver's License Number & State	Social Security Number	Sex
Expected Move-in Date:	<u>Other Occurrence</u>					
	Name	Relationship		Birthdate	Sex	
	Name	Relationship		Birthdate	Sex	
Apt. #	Name	Relationship		Birthdate	Sex	
Do you have Pet(s)?	Type(s) _____ Size(s) _____					
Yes	No	How Many? <i>(Keeping of Pets requires Management consent, approved Pet Application and payment of required monies.)</i>				
PART I RESIDENCE HISTORY - 2 YEARS						
Present Address	City	State	Zip	Home Phone ()	Own <input type="checkbox"/> Rent <input type="checkbox"/>	
				Cell Phone ()		
Name of Present Landlord or Mortgage Co.	Landlord Phone ()		Landlord Fax ()		How Long?	Monthly Payment <input type="checkbox"/>
Previous Address	City	State	Zip	Own <input type="checkbox"/> Rent <input type="checkbox"/>		
Name of Previous Landlord or Mortgage Co.	Landlord Phone ()		Landlord Fax ()		How Long?	Monthly Payment <input type="checkbox"/>
PART II EMPLOYMENT HISTORY - CURRENT						
Applicant Employed By	Address			City	State	Zip
Position Held/Occupation	Gross Salary \$ _____ per _____	Supervisor's Name		Employer's Phone ()	Employer's Fax ()	
Applicant Employed By (Other Current Employment)	Address			City	State	Zip
Position Held/Occupation	Gross Salary \$ _____ per _____	Supervisor's Name		Employer's Phone ()	Employer's Fax ()	
Spouse Employed By	Address			City	State	Zip
Position Held/Occupation	Gross Salary \$ _____ per _____	Supervisor's Name		Employer's Phone ()	Employer's Fax ()	
Spouse Employed By (Other Current Employment)	Address			City	State	Zip
Position Held/Occupation	Gross Salary \$ _____ per _____	Supervisor's Name		Employer's Phone ()	Employer's Fax ()	
ADDITIONAL INCOME (Such as child support, alimony, parental support or annual bonuses/commissions)						
Source:	Amount \$ _____		per _____			
Source:	Amount \$ _____		per _____			
PART III VEHICLE INFORMATION						
No. of Vehicles on Property	Do you have any recreational or work vehicles, vans, boats or motorcycles? If so specify: _____					
Auto No. 1 - Year	Make	Model	Color	License Tag No.	State	
Auto No. 2 - Year	Make	Model	Color	License Tag No.	State	
PART IV EMERGENCY NOTIFICATION						
Emergency Contact	Relationship			Daytime Phone ()		
Address	City	State	Zip	Alternate Phone ()		
PART V						
Have you, your spouse, your roommate or any occupant listed ever had a Dispossessory Warrant filed or been evicted from a leased premises?						Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, explanation: _____						
Have you, your spouse, your roommate or any occupant listed ever been convicted of a felony?						Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, state the offense, location, and date of conviction. _____						
PART VI REFERRAL						
I certify that I was referred to this community by: _____ <i>(Please list name of publication, name of company or individual who referred you.)</i>						

Applicant hereby authorizes verification of any and all information set forth on this Application, including release of information by any bank or savings and loan, employer, landlord and any Lender. All such information herein, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Any misrepresentations on this Application will cause the application to be declined.

CREDIT CHECK CHARGE - Applicant has submitted the sum of \$ _____ which is a nonrefundable payment for credit check and processing charge, receipt of which is acknowledged by Management. Such sum is not a rental payment or deposit amount. In the event this application is approved or disapproved, this sum will be retained by management to cover the cost of processing the application as furnished by applicant. This application must be signed before it can be processed by management.

GOOD FAITH DEPOSIT - hereby deposit \$ _____ with Management as a good faith deposit in connection with this rental application. If my application is accepted, understand this deposit can be applied toward payment of my security deposit of \$ _____ when I take possession of the apartment. If for any reason Management decides to decline my application, the Management will refund this good faith deposit to me in full. I understand and agree that I may cancel this application within seventy-two (72) hours of submission of the application and receive a full refund of my good faith deposit. If I cancel after 72 hours, or fail to execute a rental agreement or refuse to occupy the premises on the agreed upon date, I understand all monies will be retained by Management to cover the damages incurred for taking the premises off the market.

Applicant Signature _____ Date _____ Spouse Signature _____ Date _____

RELEASE OF GOOD FAITH DEPOSIT - I authorize Management to release my good faith deposit of \$ _____ on Apartment _____ and apply it towards a security deposit of \$ _____

Applicant Signature _____ Date _____ Spouse Signature _____ Date _____

Received by: _____ Photo ID Verified _____ Date: _____



RESIDENT SELECTION CRITERIA

Rosemeade

(Please read before completing your application)

In signing the application and submitting your application charge, you are giving us the right to research the information you have given to us.

- * We may check your RESIDENCY HISTORY for two years previous.
- * We may check your EMPLOYMENT HISTORY for two years previous.
- * We may check your CREDIT RATING with the credit bureau.
- * We may check your BANK ACCOUNTS for good standing.
- * CRIMINAL BACKGROUND checks may be conducted and the findings may prevent the application from being approved.

In order to help us complete your application in a timely manner, we ask that you fill it in as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

QUALIFICATIONS

We require that every adult individual who resides in the apartment have an approved application on file.

Section 8 voucher recipients are welcome to apply for residency and will be provided the same consideration for occupancy as any other applicant.

The income required for qualification is based on your verifiable gross income. Your salary must be in line with the following amounts:

- * An individual will need 3 times the rental amount.
- * Roommates will each need 3 times the rental amount.

The income requirements are guidelines and can be adjusted up or down, based on your individual debt load.

APPROVAL

Applications may be approved even though the following results were found through the background search:

- * Most misdemeanors, simple possession of drugs or other controlled substance, fraud, bad checks, vehicular homicide (in most cases) and DUI.

Applications may be denied based on the following results found through the background search:

- * Fair Housing Act, Section 3604 (f)(9) which states an individuals tenancy would constitute a direct threat of the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Crimes that will most often allow management to deny tenancy are murder, assault, robbery, arson, rape, sale of drugs, sexual predators and offenders.

Please understand that any falsifications or omissions deemed deliberate are grounds for immediate disapproval. APPROVAL OF THE APPLICATION IS BASED ON THE SOLE DISCRETION OF THE MANAGEMENT. The Fair Housing Amendments Act of 1988 makes discrimination based on Race, Color, Religion, Sex, Handicap, Familial Status, or Nation Origin illegal in connection with the rental of most housing. It is the policy of this company to follow the law. If you feel you have been unfairly treated or discriminated against in connection with this application, please contact us immediately! Customer Service Department, JMG Realty, Inc., 1010 One Premier Plaza, 5605 Glenridge Drive, Atlanta, GA 30342.

JMG Realty, Inc. Occupancy Standards

Two (2) persons per bedroom or two persons plus one minor who is twelve (12) months of age or less. The minor must reside with his parent, guardian, legal custodian, or person applying for that status.

In signing the application, you are aware that if the application is not approved, the application charge of \$75.00 plus \$30 for each additional applicant is non-refundable.

Approval Exceptions: Applications may be approved but with conditions. These conditions may be negative credit, marginal income or check writing history. These conditions may be met by an increase of Security Deposit to one month's rent or payment of Last Month's Rent.

I hereby consent to allow JMG Realty, Inc. through its designated agent and its employees, to obtain and verify my credit information including a criminal background search for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, JMG Realty, Inc. and its agents shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

Please acknowledge (by signing below) that you have read and understand the foregoing Resident Selection Criteria.

Signature

Date

Signature

Signature

Verified By

Signature

Date