

JD HOMES

Leasing & Property Management
P.O. Box 2358 Stockbridge, GA 30281
Office – 770.506.2630
Fax – 404.420.2484
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? _____

