



PARTNERS MANAGEMENT acts as an Agent for and is EMPLOYED BY THE PROPERTY OWNERS. Properties are rented to the best qualified Applicant as determined by the Owner of each property. No property shall be "held". A lease is made at the time the Rental Agreement is signed by the Applicant and by PARTNERS MANAGEMENT as the Owner's Agent. Until that time, the property is available to all qualified Applicants.

TO MAKE A RENTAL OFFER, PARTNERS MANAGEMENT requires:

1. A fully completed application which must include the current date, move-in date, the rental rate and the Applicant's signature. Every adult who will be residing in the premises must complete an application.
2. A Good Faith Deposit, by cashier's check or money order ONLY, equal to the amount of the Security Deposit, payable to PARTNERS MANAGEMENT unless otherwise directed. Cash will not be accepted.
3. A cashier's check or money order ONLY, for \$50.00 payable to PARTNERS MANAGEMENT for processing the rental application. If it takes more than one person to meet the following criteria, there will be a \$50.00 fee for each additional application processed. Cash will not be accepted.
4. A current pay stub or three or more recent checking account statements.

To qualify for rental: (a) The Applicant's net income after taxes and debt payments (as reported by independent reporting agency, like Equifax Credit Information Services) figured on a monthly basis must be no less than three times the monthly rent. (b) Income must be verified by either a current pay stub or three most recent checking account statements. (c) If more of Applicant's trade accounts are reported with a rating other than 0 (account too new to rate) or 1 (account paid as agreed) the application may be disapproved. (d) Applicant must have at least six month's prior verifiable lease history. (e) Prospective Applicants who have a history of dispossession, action, noise or other abuses and/or outstanding debt to a former landlord will not be accepted. (f) Applicants who have a felony charge(s) within 5 calendar years of date of application for any violent crime(s), drug related charge(s), sex charge(s) or domestic disturbance(s) may be disapproved.

All properties are rented on an "as is" basis (with existing exceptions to normal wear and tear listed on a separate move-in inspection form). If there is something PARTNERS MANAGEMENT overlooked, applicant may include along with the application and checks, an outline of requested repairs or changes.

When an agreement is reached between Applicant and Lessor as to lease terms, PARTNERS MANAGEMENT will process Applicant's rental application, and the \$50.00 fee will become non-refundable.

Upon approval of the rental application and execution of a Rental Agreement, the Good Faith Deposit will become the Security Deposit and will be held through the term of your occupancy. If the rental application is not approved, the Good Faith Deposit will be returned to you. You may want to contact a credit reporting agency so you can review the information that was reported.

By signing below, Applicant acknowledges that he or she has read, understands and will comply with the above mentioned instructions.

Signature: _____ Date: _____

**Criminal Background Investigation
Release Form**

Apartment Community: Partners Management

I hereby authorize Backgroundinfousa, to receive or disclose any crimnal history, records or credit Application information which may be in the files of Backgroundinfousa, from or to any local, state or criminal justice agency.

Name: _____
(Please Print)

Phone: _____

Email: _____

Present Street Address: _____

City, State, Zip Code: _____

Landlord's Name and Phone Number: _____

Previous Street Address: _____

City, State, Zip Code: _____

Employed by: (Co Name) _____ Phone: _____

Address: _____ Contact Name: _____

Monthly Income\$ _____ Position: _____

Social Security Numbers:

____ -- ____ -- ____

Drivers License Number & State

Date of Birth:

____ -- ____ -- ____

Sex: Female: _____ Male: _____

X

(Applicant's Signature)

(Date)

PARTNERS MANAGEMENT

3456 Hardee Ave • Atlanta, Georgia 30341 • (404) 876-8700

APPLICATION FOR RENTAL

Application must be completed in full

Complex _____ Date _____
Address _____ Apt. No. _____
Monthly Rental _____ Term of Lease: From _____ To _____

Name _____ Desired Move-In Date _____

Phone: _____ Email: _____

Date of Birth: _____ Social Security No. _____

Never Been Married Married Divorced (How Long _____) Separated Widowed

Spouse's Name _____ Maiden Name is married less than 2 years _____

Date of Birth _____ Social Security No. _____

No. of Persons who will occupy Apt. _____ Pets Yes No.

Names of Occupants _____

Description of Pets _____

In-case of Emergency, Notify _____ Phone: _____

Nearest Relative (Not living with you) Name: _____ Phone: _____

RESIDENCE HISTORY:

A. Present Address _____ Phone _____ How Long _____
Present Landlord _____ Rent: _____ Phone _____
Reason For Leaving _____

B. Previous Address _____ Phone _____ How Long _____
Landlord _____ Rent: _____ Phone _____

C. Next Previous Address _____ Phone _____ How Long _____
Landlord _____ Rent: _____ Phone _____

EMPLOYMENT & BANK REFERENCES

A. Employed by _____ Phone _____ How Long _____
Address _____ Position _____ Mo. Income _____

B. Spouse's Employment _____ Phone _____ How Long _____
Address _____ Position _____ Mo. Income _____

APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

This release and authorization acknowledges that Partners Mgmt, may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under Partners Mgmt, tenant policies.

I authorize Background Info USA and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative of Partners Mgmt.

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide Background Info USA with all information that may be requested. I hereby release all of the persons and Agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

Applicant Signature

Print Name Clearly

Co-Applicant Signature

Print Name Clearly

Date: _____

NON-REFUNDABLE CREDIT CHECK AND PROCESSING CHARGE

Applicant submits herewith a non-refundable payment in the amount of \$50.00 for credit check and processing charge. If application is not approved, said fee will be retained by management to cover the expense of processing this application. Any false information will constitute grounds for denial of application. Management of his agent is hereby expressly authorized to verify the accuracy and correctness of the statements contained herein, to communicate with applicant's employers and creditors, and to procure such other information which management or agent may require to evaluate this application. NOTE: Application must be completed and signed before it can be processed by management.

GOOD FAITH DEPOSIT

A Good Faith Deposit in the amount of \$ _____ is submitted with this application. If application is approved, this Good Faith Deposit can be credited toward payment of applicant's security deposit of \$ _____, non-refundable lease fee of \$ -0- which are due prior to taking possession of the unit, and applicant agrees to execute management's usual rental agreement on or before the occupancy date set out in this application. If for any reason management rejects this application, the Good Faith Deposit submitted herewith will be returned in full to applicant.

Applicant may cancel this application by written notice within 24 hours and receive full refund of Good Faith Deposit. If applicant cancels this application after 24 hours or fails to execute management's usual rental agreement, or refuses to occupy premises on the stated date, the Good Faith Deposit will be held until management can determine if it has incurred any expenses or rent loss due to this cancellation. These costs will be deducted from this deposit and the balance will be returned.

APPLICANT'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

RELEASE OF GOOD FAITH DEPOSIT:

I authorize Management to release my Good Faith Deposit of \$ _____ on unit _____ and apply it towards a Security Deposit of \$ _____, non-refundable lease fee of \$ _____ and non-refundable administrative fee of \$ _____.

RESIDENT: _____ DATE: _____

Apartment No. _____ Rent Amount _____ Rent Begins _____

FAIR CREDIT REPORTING

In connection with this application to rent property, I understand that a routine investigative consumer report may be requested concerning my character, general reputation, personal characteristics, and mode of living whereby information is obtained through interviews with neighbors, friends or others with whom I am acquainted. If such a report is requested, detailed information regarding the nature and scope of this investigation will be made available to me, upon my request, made within a reasonable period of time.