

Albany Rentals, Inc.
 1151 Dawson Road • Albany, Georgia 31707
 229.888.2642 • fax 229.317.8238

Thank you for considering Albany Rentals for your housing needs!

You need to know a few things before you apply!!

Our Requirements

- Must be 21 to lease
- Preferred 525+ credit score, no lower than 500 will be accepted*
- Must pass background and sex offender check. No felonies, no thefts, no drugs, no sex offenders. **NO EXCEPTIONS.**
- Good verifiable rental history preferred. Negative Rental history will be an automatic disqualifier.
- All occupants 18+ are required to pass a background check (\$25)
- Meet Income requirements (3.5 X's the amount of rent, must be verifiable)
- Must be on job for a minimum of 3 months
- *Misrepresentation on application will result in rejection of this application, termination of right of occupancy, and/or forfeiture of deposits*
- **APPLICATION FEES ARE NON-REFUNDABLE**

What's Included?

- Monthly Pest Control
- Stove **ONLY!** No refrigerators Sorry!
- No utilities are included.
- Pet Friendly! Breed & Weight restrictions apply. Non-refundable pet fees apply.

Here's a checklist to make sure you have everything you need to complete your application!

- Valid government issued ID (military and/or state DL) for ALL occupants 18+
- Proof of Income
 - This can include paystubs (minimum of 6), recent SSI award letters, child support statements, bank statements, etc.
- Completed and signed application
- Completed and signed application for 18+ occupants (for background purposes ONLY)
- Applications are \$25 per applicant and an additional \$25 for each additional background check for other occupants.

<u>Willow Wood Apartments</u>	<u>Lippitt Drive Apartments</u>	<u>Town & County Apartments</u>	<u>5th Avenue Apartments</u>	<u>Dawson Road Apartments</u>
2 bed/1 bath \$425	2 bed/1 bath only \$425	2 bed/1 bath ONLY \$425	1 bed/1 bath \$445	2 & 3 Bedrooms Available
3 bed/1.5 bath \$475 \$250* Deposit	\$250* Deposit	\$250* Deposit	\$300* Deposit	\$500* Deposit

Security Deposits are NON-REFUNDABLE AFTER 48 HOURS!

Deposits subject to change depending on credit and rental history factors

Applicant Information

Name: _____ **Today's date:** _____

DOB: _____ SSN: _____ CELL: _____

Email: _____

Current **FULL** Address: _____

(Circle One) Own / Rent _____ How long at this address? _____ Monthly Payment: _____

Present Landlord: _____ Landlord Phone: _____

ID: Military Driver's License (State Issued: _____) ID Card _____ ID Number: _____

Spouse/Co-Applicant Information

Name: _____

DOB: _____ SSN: _____ CELL: _____

Email: _____

Current Address: (if same as spouse leave blank) _____

(Circle One) Own / Rent _____ How long at this address? _____ Monthly Payment: _____

Present Landlord: _____ Landlord Phone: _____

ID: Military Driver's License (State Issued: _____) ID Card _____ ID Number: _____

Employment & Income Information

Current Employer(Applicant): _____ **Phone:** _____

Employer Address: _____

Dates: From: _____ To: _____ Position: _____ Supervisor: _____

Hours/week: _____ Rate: _____ Avg. Monthly Income: _____

Current Employer(Co-Applicant): _____ **Phone:** _____

Employer Address: _____

Dates: From: _____ To: _____ Position: _____ Supervisor: _____

Hours/week: _____ Rate: _____ Avg. Monthly Income: _____

Please list any other VERIFIABLE sources of income below.

Source: _____ Amount: _____ How Often? Weekly / Biweekly / Monthly / Yearly

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Combined Annual Income:

Resident Information

Who all will be residing in the apartment with you?

Name: _____ SSN: _____ Relationship: _____ Birthday: _____

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Name: _____ SSN: _____ Relationship: _____ Birthday: _____

Emergency Contact(s) Not residing with you

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

ALLOWED ACCESS (PLEASE INITIAL IN THE SPACE PROVIDED) _____ In the event of serious illness, death, or other circumstances that would make you unavailable, the emergency contact can remove your property from your unit or the common areas.

Vehicle Information:

Make: _____ Model: _____ Year: _____ Color: _____ Tag: _____ State: _____

Make: _____ Model: _____ Year: _____ Color: _____ Tag: _____ State: _____

Make: _____ Model: _____ Year: _____ Color: _____ Tag: _____ State: _____

Criminal Background: Have you or your spouse/co-applicant ever been:

-Convicted of a felony? If yes, please explain.

Applicant: No Yes (explain)

Spouse/Co-Applicant: No Yes (explain)

Rental History: Have you or your spouse/co-applicant ever been:

-Been evicted or asked to move out? _____ Declared bankruptcy? _____

-Broken a rental agreement or lease? _____ Been sued for damage to rental property? _____

-Been sued for non-payment of rent? _____

Other Information

What size apartment would you prefer? _____ **Did anyone refer you? If yes, then who?** _____

How did you hear about us? (mark all that apply)

 Drive By _____ Apartments.com _____ Search Engine

 Apartmentfinder.com _____ Word of Mouth _____ Apartment Magazine

Authorization for Background Check and Other Correct Information

Applicant authorizes Albany Rentals, Inc. and its' staff to contact past and present landlords, employers, creditors, credit bureaus, law enforcement agencies and any other sources deemed necessary to investigate applicant. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of deposits and may constitute a criminal offense under the laws of this state. Any person or firm is authorized to release information about the undersigned upon presentation of this form or a copy of this form at any time. Applicant agrees to the terms of the "Security Deposit Agreement" below.

Application Fee(s)

Applicant hereby understands all fees applicable to the application process are non-refundable while considering approval of the application. If applicant(s) is denied or approved the application fee will NOT BE REFUNDED.

Security Deposit Agreement

Applicant has provided a Security Deposit as well as an Application Fee in consideration for owner's taking the dwelling unit off the market while considering approval of this application. If applicant is approved but fails to enter into the contemplated lease within two (2) days after notice of such approval, the security deposit shall be forfeited to owner. In addition, the security deposit will be refunded if applicant is not approved. Keys will be furnished only after contemplated lease and other rental documents have been properly executed by all obligated owner or owner's agent to execute a lease or deliver possession of the proposed premises. The contemplated lease is the rental agreement and any written addendums that will be signed at a later date.

X _____
Application Signature Date

X _____
Co-application Signature Date

For Office Use Only	
Approval:	YES NO
Reason :	
Unit Number:	
Move In Date:	
Other Info:	