



Qualification Acknowledgement and Consent Agreement

Please review this information and sign at the bottom of the second page before submitting an application and paying the application fee, which is non-refundable. Please be advised that any falsification of information given in the application will result in denial of tenancy.

FAIR HOUSING STATEMENT:

McCreary Realty Management and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination; including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or handicap.

AGENCY DISCLOSURE:

McCREARY REALTY MANAGEMENT, INC. whose address is 390 Roswell St., Suite 200, Marietta, Georgia 30060, has acted as Agent for the Owner in this transaction and is paid a fee by the owner. McCreary Realty Management, Inc. has not acted as agent in this transaction for the tenant.

IDENTIFICATION:

All applicants and all persons age 18 years and older that will be occupying the property must present a government issued photo identification and one of the following: (1) a United States government issued Social Security number, (2) current work visa (I-94), or (3) temporary resident alien card verifying approve entry by the United States government (I-94W).

INCOME/EMPLOYMENT:

Applicant must verify a minimum of one (1) year stable employment. All Applicants must have a combined verifiable source of income in an amount no less than three (3) times the market rental rate or produce current bank statements reflecting a minimum balance exceeding three (3) times the amount of the entire lease term. Unrelated Roommates each will be required to verify no less than two (2) times the market rental rate or produce bank statements reflecting a minimum balance exceeding two (2) times the amount of the entire lease term.

Acceptable income verification includes one of the following: (1) last two paycheck stubs showing year-to-date earnings, (2) employment verification on company letterhead signed by a direct supervisor, or payroll or human resources department representative, or (3) two years of tax returns.

Self-employed applicants will be required to provide either the most recent two years of tax returns or bank statements for the past twelve (12) months. Income received from sources other than a salary (such as alimony, child support, disability income, retirement income, etc.) may be subject to verification if used as a part of the Applicant's total income for qualifying purposes.

RENTAL HISTORY:

Each applicant must have at least two (2) years of verifiable and satisfactory rental history. Satisfactory rental history reflects prompt monthly payments, sufficient notice and the property left with no damages. For applicants that are homeowners, permission is granted on the application to verify payment history with the lender. If applicant has acceptable rental history of less than one year or is a first-time tenant, the applicant can be accepted with an additional security deposit equal to the standard security deposit for the property for which the applicant is applying, or an acceptable guarantor, providing that all other criteria be met.

CREDIT HISTORY:

Our credit-reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. An unsatisfactory credit report reflects past or current bad debts, late payments, unpaid bills, collection accounts, liens, judgments or bankruptcies.

LEASE GUARANTORS:

A lease guarantor and/or additional security deposit may be required upon evaluation of the rental application. All lease guarantors must have a verifiable source of income in an amount no less than five (5) times the property monthly rent amount. If a lease guarantor is needed, they must meet the entire qualifying criteria as presented above. A lease guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application-processing fee, sign the lease agreement with the tenant, and must reside in the United States.

VALIDITY PERIOD:

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If a lease is not signed and/or the applicant fails to occupy a property within the viable time period, an application must be re-submitted for verification and approval. A new application fee must be paid.

OCCUPANCY:

The maximum number of residents permitted to dwell in any property shall not exceed two (2) occupants per bedroom. Unincorporated Cobb County has an occupancy limit of no more than 2 unrelated adults per household.

PETS:

The below listed dog breeds or mixture of breeds are not allowed under ANY circumstances: Initial(s) _____
Pit Bull, American Staffordshire Terrier, Staffordshire Bull Terrier, Chow, Doberman Pinscher, Rottweiler, Perro de Presa Canarios, any Wolf-Hybrid, or any mix of these breeds.

UPON APPROVAL:

In order to take the property "off the market", after you have been approved you must submit to our office a completed Good Faith Agreement along with an amount equal to the Security Deposit as your Good Faith Deposit within 24 hours of your approval. Failure to comply with this requirement will result in your application being closed and the house being released to the next applicant. **The Good Faith Deposit IS NOT the Security Deposit.** We will collect the Security Deposit from you at the time of the Lease closing. The entire Good Faith Deposit will be applied towards all amounts due at time of signing the lease. Certified funds are required for all initial monies, including the Good Faith Deposit, Security Deposit, any Pet Deposit, and the First Month's Rent.

NON-REFUNDABLE APPLICATION FEE; CONSENT:

Applicant will pay a non-refundable payment in the amount of **\$50.00** for an application fee for one adult. The application fee is non-refundable. Visa & MasterCard Credit Cards thru Google Checkout can be used for the application fee. We cannot accept or process your application until we receive the application fee.

The information provided by me on the Application is complete and correct. Any false information will constitute grounds for rejection of my application. I understand that McCreary Realty Management, Inc., will rely upon the information provided in making the decision to accept, conditionally accept, or deny my application. I agree to indemnify and hold harmless McCreary Realty Management, Inc., and any parties who provide information to verify this application from all liability, claims, and lawsuits with regard to the information provided, regardless of whether the information provided is negative.

I authorize McCreary Realty Management, Inc. (Management) and its contractors to obtain my credit report, to verify my income and current and past employment, to contact my current and past landlords to verify my rental history, all done in order to verify the information I have given in the Application. I also authorize Management to report to credit service organizations any information relevant to my unsatisfied obligation after I vacate said property. I hereby authorize Management to share the information on this application and related verification data to anyone Management feels is part of the qualifying process including the owner of the property. I acknowledge that this application is the property of Management.

By signing below, I acknowledge that I have read and understand all of the above conditions and restrictions.

ADDRESS OF PROPERTY APPLIED FOR

APPLICANT'S SIGNATURE

DATE

PRINT NAME

Fax the completed form to 770-427-3955 or e-mail as an attachment to app@McCrearyRealty.com.

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