



Application Consent Agreement

5485 Bethelview Road, Suite 360-304, Cumming GA 30040 678.776.1135

Please review this information and sign at the bottom of the 2nd 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. All persons age 18 years and older must submit an application.

Property Address: _____

FAIR HOUSING STATEMENT: The Georgia Fair Housing Act prohibits discrimination in housing and housing-related activities because of a person's Race, Sex, Color, Familial Status (children under 18), National Origin, Disability or Handicap, or Religion.

AGENCY DISCLOSURE: Spalding Brokers, LLC represents the owner and is paid a fee by the owner to lease and manage said Property.

IDENTIFICATION: All applicants age 18 years and older must provide a copy of a current driver's license or current government issued photo id.

INCOME/EMPLOYMENT:

- Each applicant must provide proof of at least one year of stable employment.
- Each applicant must provide the last 3 month's paycheck stubs with year to date earnings.
- Net Income must be equal to or greater than 3 times the monthly rent.
- Unrelated Roommates must each provide proof of income at least 2 times the monthly rent.
- Those who are self-employed must provide the last two years tax statements.

RENTAL HISTORY:

- Each applicant must provide rental history for the last two years showing proper notice was given, payments made on time, and no damages.
- If applicant has less than two years of rental history, a second deposit equal to one month rent will be required.
- If applicant has not rented and has mortgage history, then applicant agrees to allow Spalding Brokers, LLC to verify payment history with the lender.

CREDIT HISTORY: By signing the application, Applicant agrees to allow Spalding Brokers, LLC to run a full credit report. Spalding Brokers, LLC can not share this information with anyone. If a low credit score is found or public information that is showing a bad payment history is found, then a second security deposit equal to one month rent may be required or denial of the application may occur.

BANKRUPTCY: Spalding Brokers, LLC can not approve any applicant with an Open Bankruptcy. If you have a Discharged Bankruptcy, please provide supporting documentation from your attorney.

VALIDITY PERIOD: Once the application has been processed and approved, the approval is valid for 60 days. If the applicant does not sign a lease and decides to rent with us after the 60 day period has passed, then a new application and application fee must be submitted.

PETS: Pets must be approved by owner. The following pets are never permitted: 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. _____ Initial

UPON APPROVAL: Once you have been approved and in order to take the home off the market, we will need:

- A signed Reservation Agreement and Reservation Fee equal to one month rent paid in certified funds within 24 hours of approval.

NON-REFUNDABLE APPLICATION FEE CONSENT: Applicant acknowledges and agrees to pay \$50 and that the application fee is not refundable under any circumstance. Checks to be made payable to Spalding Brokers, LLC.

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 Spalding Brokers, LLC 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 Spalding Brokers, LLC and any parties who provide information to verify this application from all liability, claims, and lawsuits with regards to the information provided, regardless of whether the information provided is negative.

I authorize Spalding Brokers, LLC (Property 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 Spalding Brokers, LLC to report to credit service organizations any information relevant to my unsatisfied obligation after I vacate said Property. I hereby authorize Spalding Brokers, LLC to share the information on this application and related verification data to anyone Spalding Brokers, LLC feels is part of the qualification process including the owner of the property. I acknowledge that this application is the property of Spalding Brokers, LLC.

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

Applicant Signature

Applicant Printed Name

Date