

Section 1- To be completed by Agent:

The following application is for the following: (select all that apply)

☐

***Required - Income Verification Attached**

☐

F.L.I. Properties Managed Property (Unless stated otherwise, all managed units are Smoke Free properties)

If selected above, application is made to rent the premises generally described as

Lease Term _____ Proposed Monthly Rent \$ _____

Reservation Deposit Made? ☐ ☐ If yes, A reservation deposit of \$ _____ by
_____ check, _____ cash or _____ money order is being made along with this rental application.

Application Fee Collected? ☐ ☐ If check or MO received, copy made? Yes ☐ No ☐

Manila folder created? ☐ Application scanned in? Yes ☐ No ☐

☐ Application given to processor: Date _____

☐ Application entered on: Date _____

Amount of Deposit required \$ _____ Adverse letter emailed (if applicable) Yes ☐ No ☐

Move In Date _____ Prorated Rent Amount Due \$ _____ Pet Fee Amount Due \$ _____

Section 2- To be completed by Applicant:

There is a non-refundable *\$70 application fee. Make check payable to F.L.I. Properties.

By completing the following, applicant agrees to the following:

1. **Authorization to Do Credit and Background Check.** Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.
2. **Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.
3. **Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.
4. **If reservation deposit of is being made along with this rental application** the following applies- If Applicant's application is approved and a lease is entered into between Landlord and Applicant the deposit shall be applied towards Applicant's security deposit referenced in said lease. If Applicant's application is denied, the rental deposit shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Landlord's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent there under such that the lease does not Commence), then Landlord may retain the rental deposit as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Landlord's damages for not seeking to rent the Property to others during this time period and not a penalty.

***Application fee will increase if credit and background check is ran on 3 or more people.**

Applicants Printed Name

Signature

Date

Co-Applicants Printed Name

Signature

Date



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109 Vernon Street • LaGrange, GA 30240 • Office (706) 298-2712 • Fax (706) 298-0115 • www.FLIproperties.net

5. Information about applicant

Applicant Information			
Name:			
DL#:	Email:	Cell#:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	How long?	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	How long?	
Employment Information			
Current employer:			
Employer address:			How long?
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
Co-applicant Information, if Married			
Name:			
DL#:	Email:	Cell#:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	How long?	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	How long?	
Co-applicant Employment Information			
Current employer:			
Employer address:			How long?
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
Additional Occupants (Include Pets, noting breed- Additional Pet Fee will apply)			
Name:	Address:	Phone:	

- 6. Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Landlord.
- 7. Reason for Denial.** If this Application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

Applicants Printed Name Signature Date

Co-Applicants Printed Name Signature Date



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Section 3- To be completed by Applicant:

Tenant Information

Tenant Name _____

Current Address _____

I, _____, authorize my landlord to release the information below to F.L.I. Properties.

Landlord Name and Contact Number _____

Section 4 – To be completed by Current Landlord:

1. When did the tenant rent from you (move in and move out dates)? -

2. What was the monthly rent?_____ Did tenant pay rent on time? YES or NO
3. If rent was late, did you have to give a legal notice demanding rent? YES or NO
4. Was a reason given for the late payment? Provide details.

5. Was tenant considerate of neighbors?_____
6. Has tenant given proper notice to vacate?_____
7. Would you rent to this tenant again? Please explain your answer.-

Additional Notes:_____

Landlord Signature or Authorized Personnel

