

Fundamental Real Estate Network Of Georgia, Inc.

3641 Eldeberry Ct.
Snellville, GA 30039
Office: (770) 864-5498 Fax: (770) 864-5530
www.FundamentalRealEstateNetwork.com

Rental Application New Tenants

{Please, Complete in its entirety}



Our Privacy Policy

In recognition to our corporate integrity and our customers, employees and affiliates expectation of privacy, we have adopted the following privacy statement.

We will not disclose any confidential information outside *Fundamental R/E Network of Georgia, Inc.* and its affiliates unless:

- The customers, affiliate or employee consents it with prior written consent to the disclosure.
- The information is provided to help complete a transaction that the customers, affiliate or employee authorizes it with prior written consent.
- By operation of Federal, State, Local Government Laws.

Within our company and its affiliates we require confidential information to be safeguarded at all times, and to be used only for legitimate business purposes. All documents are kept in safe and locked environment.

Mail to:

Fundamental R/E Network of Georgia, Inc.

Property Management Department

Att: Mrs. Mary Campbell

P.O. Box 741774

Riverdale, GA 30274

AN EQUAL HOUSING OPPORTUNITY PROVIDER

It is the policy of *Fundamental Real Estate Network of Georgia, Inc.*

To provide housing opportunities without regards to

Race, color, religion, sex, national origin, age, handicap, marital or veteran status.

Note: Please fill in your response to each question, unless otherwise indicated. All answers must be printed or typed. Answers that are illegible or incomplete may prevent us from considering your application. Place an N/A on fields that does not apply.

Section A - RENTAL PROPERTY APPLYING FOR

Property Address: _____ GA _____
 Street # Unit # City Zip Code

If you are not applying for a specific property, please list the cities or areas of consideration.

Monthly Rental: _____ Lease Terms From _____ To: _____

Section B - APPLICANT'S PERSONAL DATA

			Will be White Out After Processing	
Applicant's Last Name	First Name	Middle Initial	SS#	
Will be White Out After Processing	Single / Married / Divorced / Widowed		Will be White Out After Processing	
Applicant's DOB. MM/DD/YYYY	Marital Status (Circle One above)		Spouse's DOB. MM/DD/YYYY	
			Will be White Out After Processing	

Co-Applicant/Spouse's Last Name	First Name	Middle Initial	SS#	
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U.S. Citizen/Resident	Visa Type	Visa Number	Expiration Date	
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Do you have a valid Driver's License? ___ Yes/ ___ No License No#: _____ State ___ Exp _____

Cellular Telephone	Home Telephone	E-Mail Address	
Do you currently Rent or Own? _____		Current Rent or Mortgage Payments? _____	

Section C - RENTAL HISTORY

Current Address	Street	Unit/Apt#	City	State	Zip
Landlord Name	Telephone & Fax#	E-Mail Address		Dates: From/To	
Previous Address		Unit/Apt#	City	State	Zip
Landlord Name	Telephone & Fax #	E-Mail Address		Dates: From/To	
Previous Address		Unit/Apt#	City	State	Zip
Landlord Name	Telephone & Fax #	E-Mail Address		Dates: From/To	

Section D - MILITARY SERVICE INFORMATION

Branch of Service (if none, state none) _____ Occupation _____
 Active Duty or Entry Date _____ Discharge or Separation Date _____
 Rank _____ Current Status _____

Section E- BACKGROUND INFORMATION

NOTE: Failure to disclose any conviction, nolo contendere plea, first offender sentence is grounds for immediate denial of your application. A background investigation is extensive and will require additional time before housing is provided. However, the existence of any criminal record does not constitute an automatic bar of housing accommodations.

You Must answer YES to the questions, even if:

- (a) you have been pardoned for a criminal offense, (b) **anyone** (lawyer, teacher, broker, government official, etc.) has instructed you that;
- (1) the offense is not or is no longer on records (2) the offense has been expunged from your records (3) you do not have to disclose the offense
- (4) your civil and political rights have been restored, or (5) any similar statement that appears to suggest your record has been cleared.

1) Has the applicant, Spouse or Co-applicant ever been convicted of, pled nolo contendere to, been granted first offender treatment upon being charged with:

- 1. Any criminal offense other than a traffic violation? Yes ___/No ___
- 2. Any traffic violation that involved driving under the influence of controlled substance? Yes ___/No ___
- 3. Homicide, feticide by vehicle, fleeing the scene of an accident? Yes ___/No ___
- 4. Attempting to elude a police officer or impersonate a law enforcement officer? Yes ___/No ___
- 5. Fraud, Money Laundering, Robbery, etc. Yes ___/No ___

If yes to any of the questions above, provide a brief explanation and provide dates, county and state of the occurrences:

Section F- EMPLOYMENT HISTORY

(SELF EMPLOYED APPLICANTS ARE TO PROVIDE THE LAST TWO YEARS OF TAX RETURNS)

Current Position: _____ Full or Part Time: _____

Current Employer			Dates: From/To
Street Address	City	State	Zip Code
Name and Title of immediate Supervisor			Telephone/Contact No#
Last Position Held	Department	Reported Yearly Salary	
Duties, Assignments, Responsibilities			

2nd /Previous Employer

Company Name			Dates: From/To
Street Address	City	State	Zip Code
Name and Title of immediate Supervisor			Telephone/Contact No#
Last Position Held	Department	Reported Yearly Salary	
Duties, Assignments, Responsibilities			

Reason For Leaving

Have you ever been suspended, placed on probation, asked to resign, discharged or terminated from any previous employer?
 ___ YES/ ___ NO If YES, Please explain: _____

Section G - FINANCIAL INFORMATION

_____ CHECKING OR SAVINGS ACCOUNT
Bank or Financial Institution

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Bank or Financial Institution

Have you, your spouse or Co-Applicant ever filed Bankruptcy? Yes _____ / No _____ If yes, when? _____

Does the Applicant, spouse or Co-Applicant currently have or have had any garnishments orders, eviction orders or any other collection activities? Yes _____ / No _____ If yes, By Whom, for Whom, when and for what reasons? _____

Section H - Additional Source of Income Information

Do you receive Alimony, Child Support, Social Security Benefits? Yes _____ / No _____. Approximate Monthly Amount? \$ _____

Do you receive any other source of income, such as Retirement? Yes _____ / No _____. Approximate Monthly Amount? \$ _____

Please, specify: _____

Section I - PETS

Note: Subject to property owner's approval. If approved by the property owner, there will be a \$200 Pet Fee (per pet.) \$100 will be Non Refundable.

DO YOU HAVE ANY PETS? YES _____ / NO _____ If Yes, HOW MANY PETS? _____

Breed _____ Weight _____ Pet Name _____

Breed _____ Weight _____ Pet Name _____

Section J - ADDITIONAL RESIDENTS

Name _____ Relation _____ Age: _____ In School _____

Name _____ Relation _____ Age: _____ In School _____

Name _____ Relation _____ Age: _____ In School _____

Name _____ Relation _____ Age: _____ In School _____

NOTE: Every adult (over the age of 18) that will be residing in the rental property, must also complete an application with the exception to adult children under the age of 21 that is a full time student. Please attach a copy of the college or university Identification and proof of admissions.

APPLICANT’S CERTIFICATION AND AGREEMENT

I HEREBY CERTIFY that my answers to the forgoing questions are true and complete and that I have not knowingly withheld any facts, circumstances or other material information which would, if disclosed, will affect my application for housing with **Fundamental Real Estate Network of Georgia, Inc.** I further understand that any false or misleading statement or omissions of pertinent information will result in the rejection of my tenancy application if discovered subsequent to my application has been processed and.

I HEREBY AFFIRM that by execution of this tenancy application, I acknowledge that **FREN, Inc.** has disclosed to me that an Investigative Consumer Report, including information as to my character, general reputation, personal characteristics and mode of living may be made, and I, upon written request to the Company made within a reasonable time after the date of this application, may obtain a complete and accurate disclosure of the nature and scope of such investigation.

I (we) hereby submit and understand that **\$50.00** per applicant as stipulated in this application will serve as a Non Refundable fee for verifying the information contained within this application. It is also understood that **Fundamental Real Estate Network of GA, Inc.** will retain this application fee whether or not this application is approved or not by the property owners.

I HEREBY AUTHORIZE, **FREN, Inc.** to request and I further AUTHORIZE AND REQUEST each former employer, schools, and each person, firm or corporations given as a reference above, to furnish at anytime any information which may be sought concerning me and my work ethics and habits, character, skills and any other data required, whether in connection with this application for tenancy with **FREN, Inc.** or for purposes of complying with the governing laws of Georgia Real Estate Housing Laws, the Department of Housing and Urban Development requirements or otherwise.

I UNDERSTAND that I should be provided with housing, such tenancy shall be for the period of time stipulated on the Leasing Agreement entered between myself and any co-applicant and may not be terminated, at will, at anytime, for any reason, by me and/or by **FREN, Inc.** without notice or without liabilities whatsoever, except for outstanding unpaid rents or by the date of termination. I further understand that **Fundamental Real Estate Network of Georgia, Inc. Department of Property Management**, is hereto acting as an special agent to the property owner and entered into an exclusive leasing and or listing agreement for tenancy for a specified period of time between the firm and the property owner and has the authority to make any agreement contrary to this at will standard and that any such agreement must be in writing.

I UNDERSTAND that if my offer for tenancy is made and accepted by the property owner, the terms and conditions of my lease agreement will be governed by this application, the Terms of my Leasing Agreement with **Fundamental Real Estate Network of Georgia, Inc.** The Georgia Real Estate Commission, Georgia Real Estate Housing Laws, the Department of Housing and Urban Development and any other Federal, State and Local Housing Laws.

I UNDERSTAND, **FUNDAMENTAL REAL ESTATE NETWORK OF GEORGIA, INC.** operates under the principles of affording equal Housing Opportunity through affirmative action for qualified handicapped individuals and qualified veterans of the United States Armed Forces. Title VIII of the Civil Rights Act of 1996 makes discrimination based on race, color, religion, sex, handicap, familial status or national origin illegal in connection with the rental of most housing. The Federal agency, which administers compliance with this law concerning this company, is the Department of Housing and Urban Development.

Equal Credit Opportunity Act.

The Federal Equal Credit Opportunity acts prohibits creditors from discriminating against credit applicants on the bases of sex or marital status. The Federal Agency, which administers compliance with this law concerning this company, is the Equal Credit Opportunity, Federal Trade Commission located in Washington, DC 20580

I, the undersigned, hereby acknowledge that I have read and understand this application, and all information is correct. I also understand that information and materials are being relied upon during the application process and are a pre-conditioned to approval. As stated elsewhere above, any omissions or false statements are grounds for immediate rejection of this application, or future termination of any lease signed pursuant to this application.

Applicant’ Signature

Date

Co-Applicant Signature

Date