

Fundamental Real Estate Network, Inc.

500 Lanier Avenue West Suite #606 Unit# A8
Fayetteville, GA 30214
Office: (770) 864-5498 Fax: (770) 864-5530
www.FundamentalRealEstateNetwork.com

Rental Application

New Tenants

{Please, Complete in its entirety}

There is a NON Refundable \$65 Application fee per adult over the age of 18 residing in the rental unit.

See Section 1 of the "Instructions for Tenant Applicants"

Included with this application for more details.



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, 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.

You can mail this completed application to:

Georgia Applicants

Fundamental R/E Network, Inc.

Attn: Property Manager

500 Lanier Avenue West Suite #606A
Fayetteville, GA 30274

Florida Applicants

Fundamental R/E Network, Inc.

Attn: Broker

7650 NW 33rd Street
Hollywood, FL 33024



AN EQUAL HOUSING OPPORTUNITY PROVIDER

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

A division 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: _____
 Street # _____ Unit # _____ City _____ St _____ 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

Applicant's Last Name _____ First Name _____ Middle Initial _____ SS# _____
 (Will be White Out After Processing)

Applicant's DOB. MM/DD/YYYY _____ Spouse/Co-Applicant's DOB. MM/DD/YYYY _____
 (Will be White Out After Processing)

Spouse/Co-Applicant's Last Name _____ First Name _____ Middle Initial _____ SS# _____

U.S. Citizen/Resident _____ Visa Type _____ Visa Number _____ Expiration Date _____

Driver's License? Yes/ No License No#: _____ State _____ Exp _____

() _____ () _____ () _____
 Home Telephone _____ Cell Telephone _____ Work Telephone _____ E-Mail Address _____

**Section C - RENTAL HISTORY
 (Start with the most recent address)**

Do you currently Rent or Own? _____ . Current Rent or Mortgage Payments? _____

Current Street Address _____ Unit/Apt# _____ City _____ State _____ Zip Code _____

Landlord Name _____ Telephone & Fax# _____ E-Mail Address _____ Dates: From/To _____

Previous Address _____ Unit/Apt# _____ City _____ State _____ Zip Code _____

Landlord Name _____ Telephone & Fax# _____ E-Mail Address _____ Dates: From/To _____

Previous Address _____ Unit/Apt# _____ City _____ State _____ Zip Code _____

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

Bank or Financial Institution _____ CHECKING OR SAVINGS ACCOUNT

Bank or Financial Institution _____ CHECKING OR SAVINGS ACCOUNT

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? _____

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

Section H - Additional Source of Income Information

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

Please, specify: _____

Section I- PETS
SEE PET AGREEMENT EXHIBIT

Note: Subject to property owner's approval. If approved by the property owner, there will be a NON REFUNDABLE \$250.00 per Pet Fee in addition to \$200 per Pet Deposit. (NO PERSONAL CHECKS OR CASH ACCEPTED)

DO YOU or WILL 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.

Section G - Attachments Checklist

[For Office Use ONLY]

PAYMENTS ACCEPTED- MONEY ORDER OR CASHIER'S CHECKS ONLY

- Instructions For Tenant Applicants
Applicant Consent and Release of Information
This Rental Application {all 5 Pages}
Pet Exhibit
HOA Documents {if applicable}
Copy of MLS/Listing of Property {if Listed}
Application Fee \$ {per applicant}
Security Deposit \$
Pet Deposit {if applicable} \$
Move in/Move out Inspection Report
Paint and Flood Disclosure Form {FREN}
GAR Form Property Disclosure
Reservation Receipt
Credit/Rental History Report
Lease Agreement on GAR Form
Copies for Tenant (s) and Originals for Office File

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. D/B/A Fundamental Real Estate Network, Inc. (FREN, Inc.) (the company)** 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 **\$65.00** per applicant as stipulated in this application will serve as a **Non Refundable** fee for the due process of verifying the information contained within this application. It is also understood that **Fundamental Real Estate Network, Inc.** will retain this application fee weather or not this application is approved or not by the company and/or 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 the State of Georgia or the State of Florida respective Real Estate Housing Laws and/or 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, 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, Inc.** under the regulations of the property’s respective State’s Real Estate Commission, Real Estate Housing Laws, and the Department of Housing and Urban Development or any other Federal, State and Local Housing Laws.

I UNDERSTAND, **FUNDAMENTAL REAL ESTATE NETWORK, 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 /Spouse’s Signature

Date

Received by **FREN, Inc.** Property Manager

Date