

MARIETTA LIFE

Please send all documents to:
Apply@MariettaLife.com

Requirements

Application ***600+ MINIMUM CREDIT SCORE***

**If there are multiple applicants, at least one of the applicants must meet the minimum credit score.*

Applicants 18 or older must fill out an application. *Co-applicants cannot have excessive accounts placed for collections or delinquencies on their credit. Co-applicants must also meet our mandatory requirements listed at the bottom of this page.*

- **Money Order \$65** Application Fee **PER APPLICANT** signed. (This can be combined into one money order or PayPal payment: \$130 for 2 applicants, \$195 for 3, etc.)
- **Money Order \$200** Admin Fee signed.
- Application Fees as well as Admin Fees are **NON-REFUNDABLE**.
- **All rental application documents must be filled out and signed by hand.**

Employment Verification

- If W-2 employee, bring latest 4 paystubs.
- If 1099 contractor, bring latest 3 months of bank statements.
- If moving from out of state, applicant must provide income documentation from Georgia or validate remote employment.

Debt to Income

- Debt to income ratio must be less than or equal to 55%.
- If Co-signing, debt to income ratio must be less than or equal to 50%.

Please reference the equation below or click the link to aid in calculating debt to income ratio:

Web Link: [Debt-To-Income Ratio Online Calculator](#)

Formula: Total Revolving & Installment Debt: _____ + Total Rent & Mortgage: _____ / Total Net Income: _____
Total: _____ X 100 = **Average Debt to Income Ratio:** _____

Rental Verification

- "Rental Verification Sheet" must be completed by your landlord or Leasing Office and emailed back to Admin@MariettaLife.com
- **First time renters must have a co-signer if their credit score is below 600.**
- **Valid Picture ID, Driver's License, or Passport**

Security Deposit

- The security deposit will directly correlate to your credit score. Please reference the chart below.

<u>Credit Score</u>	<u>Deposit</u>
600-674/ Co-signer	100%+ of 1 month's rent
675-699	80% of 1 month's rent
700-724	60% of 1 month's rent
725+	50% of 1 month's rent

- The deposit, along with 1st month rent, must be paid before the move-in date by money order or certified check.

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Pets

- Pet Fee is \$300 per pet (NON-REFUNDABLE)
- Only 2 pets allowed per unit.
- No pets over 50 lbs.
- \$20.00 monthly pet rent per pet.

Mandatory Requirements:

***** 600+ MINIMUM CREDIT SCORE *** NO EVICTIONS *** NO BANKRUPTCIES *** NO FELONIES *****
***** NO REPOSSESSIONS *** NO OUTSTANDING BALANCES TO OTHER LANDLORDS OR COMPLEXES**
***** IF APPLICANTS HAVE MANY OR SUBSTANTIAL DELINQUENCIES OF COLLECTIONS,**
MANAGEMENT HAS THE RIGHT TO DENY APPLICATION AND NOT ACCEPT A CO-SIGNER **

Overview

Here is what you need when you turn in an application:

- Fully filled out application for everyone over 18 with **initials at the bottom of the pages** and **signed on the last page.**
- \$65 application fee (ea. Application) via money order or to The Orchard PayPal account. (Ask leasing agent for link.)
- \$200 administration fee via money order or to The Orchard PayPal account. (Ask leasing agent for link.)
- If you are a 1099 contractor, provide the most recent 3 months' worth of bank statements.
- If you are a W-2 employee, provide the most recent 4 pay stubs.
- Rental Verification signed by you and given to the landlord/agency to fill out and send to us directly.
Please note: the rental verification CANNOT be given to us by you.
- A form of photo ID printed in the packet (Driver's License, Passport, or Picture ID).
- Signed Requirement Sheet.

Please make sure all boxes are checked **BEFORE** turning in your application to make the process as quick and smooth as possible, so you don't lose out on your new home!

Please sign to acknowledge you understand the information stated above:

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____