

Application # _____

J Zappa Realty Corp

10 GlenLake Pkwy, Suite 130

Atlanta, GA 30328

Phone (678)353-3235

Fax (678)222-3401

RENTAL APPLICATION

2020 Printing

Application is hereby made to rent the premises generally described as _____ ("Property").

The multiple listing service number for this property, if known, is _____.

1. **Lease Term.** The term of the lease of the Property for which Applicant is applying shall start on _____ ("Commencement Date") and end on _____.
2. **Proposed Monthly Rent.** _____.
3. **Lease Application Fee.** Applicant has paid Landlord a nonrefundable Lease Application Fee of \$ _____ to Process this Rental Application, determine Tenant's credit worthiness to lease the Property and conduct a background investigation of Applicant.
4. **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 Applicants credit score and Applicant expressly consents to the same.
5. **Reservation Deposit.** A reservation deposit of \$ _____ by _____ check, _____ cash, or _____ money order being made along with this rental application. 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.
6. **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.
7. **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.

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8A. Information About Applicants. –

a. Applicant / Occupant 1

First Name: _____ Middle: _____ Last Name: _____

SS#: _____ Date Of Birth: _____ Driver's License #: _____ State: _____

Mothers First Name: _____ Mothers Maiden Name: _____ Section 8 Eligible (Y/N): _____

Are you registered or required to register as a sex offender in any state in the United States? (Y/N) _____

If so, what state? _____ Pets (Y/N): _____ Type: _____ How Many: _____ Weight: _____

Cell Phone 1: _____ Home 2: _____ Phone 3: _____ Phone 4: _____

Email 1: _____ Email 2: _____

Present Address: _____

City: _____ State: _____ Zip: _____

Move In Date: _____ Move Out Date : _____ Rent Amount: _____

Reason for Leaving: _____

Landlord First Name : _____ Middle: _____ Last Name : _____

Phone # : _____ Email: _____

Landlord Address: _____

City: _____ State: _____ Zip: _____

1225 Franklin Ave, Ste 325

Garden City, NY 11530

10 GlenLake Pkwy, Ste 130

Atlanta, GA 30328

Previous Address: _____

City: _____ State: _____ Zip: _____

Move In Date: _____ Move Out Date : _____ Rent Amount: _____

Reason for Leaving: _____

Landlord First Name : _____ Middle: _____ Last Name : _____

Phone # : _____ Email: _____

Landlord Address: _____

City: _____ State: _____ Zip: _____

At J Zappa Realty Corp we open new doors!

www.jzapparealtycorp.com

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aa. Applicant / Occupant 1 Children

First Name: _____ Middle: _____ Last Name: _____

SS#: _____ Date Of Birth: _____ Driver's License #: _____ State: _____

Cell Phone 1: _____ Email 1: _____

Joann M. Zappa

First Name: _____ Middle: _____ Last Name: _____

SS#: _____ Date Of Birth: _____ Driver's License #: _____ State: _____

Cell Phone 1: _____ Email 1: _____

First Name: _____ Middle: _____ Last Name: _____

SS#: _____ Date Of Birth: _____ Driver's License #: _____ State: _____

Cell Phone 1: _____ Email 1: _____

First Name: _____ Middle: _____ Last Name: _____

SS#: _____ Date Of Birth: _____ Driver's License #: _____ State: _____

Cell Phone 1: _____ Email 1: _____

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8B. Information About Applicants. – EMPLOYMENT

a. Applicant / Occupant 1 Include Copy Of Most Recent 30 Days Paystubs For Each Job

Current Employer: _____

Start Date: _____ End Date : _____ Reason for Leaving: _____

Position: _____

Supervisor's First Name: _____ Middle: _____ Last Name: _____

Employer Address: _____

City: _____ State: _____ Zip: _____

Phone1: _____ Phone2: _____ Email: _____

Annual Income: _____ Weekly Income: _____

Current / Previous Employer: _____

Start Date: _____ End Date : _____ Reason for Leaving: _____

Position: _____

Supervisor's First Name: _____ Middle: _____ Last Name: _____

Employer Address: _____

City: _____ State: _____ Zip: _____

Phone1: _____ Phone2: _____ Email: _____

Annual Income: _____ Weekly Income: _____

Current / Previous Employer: _____

Start Date: _____ End Date : _____ Reason for Leaving: _____

Position: _____

Supervisor's First Name: _____ Middle: _____ Last Name: _____

Employer Address: _____

City: _____ State: _____ Zip: _____

Phone1: _____ Phone2: _____ Email: _____

Annual Income: _____ Weekly Income: _____

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8C. Information About Applicants – REFERENCES

a. Applicant / Occupant 1

Emergency Contact:

First Name: _____ Middle: _____ Last Name: _____

Phone1: _____ Phone2: _____ Email1: _____

Phone3: _____ Phone4: _____ Email2: _____

Address: _____

City: _____ State: _____ Zip: _____

Reference Type: _____

Personal Reference

First Name: _____ Middle: _____ Last Name: _____

Phone1: _____ Phone2: _____ Email1: _____

Phone3: _____ Phone4: _____ Email2: _____

Reference Address: _____

City: _____ State: _____ Zip: _____

Reference Type: _____

Banking Information

First Name: _____ Middle: _____ Last Name: _____

Phone1: _____ Phone2: _____ Email1: _____

Phone3: _____ Phone4: _____ Email2: _____

Reference Address: _____

City: _____ State: _____ Zip: _____

Reference Type: _____

Credit Card Information -- COPY TO BE SUPPLIED UPON APPROVAL

Bank _____

Name On Credit Card : _____

Credit Card Number: _____

Expires: _____ CSV Code: _____ Zip Code : _____

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8D. Information About Applicants. – MOTOR VEHICLES

All Vehicles that will be parked on "J Zappa Realty Properties" must comply with the following "J Zappa Realty Rules". Failure to comply will result in the removal off of the J Zappa Realty Property;

-Tenants must park in their assigned position, -No Parking on grass, -No repairs or storage of vehicles, - Vehicles must have a current valid registration,-No Blocking of driveway, -Notify If you change vehicle

a. Applicant / Occupant 1

Make: _____ Model: _____ Year: _____ Color: _____ Plate: _____ St: _____

Registered Owner: _____ Plate Expires: _____

Lien Holder Name: _____

Monthly Payment: & _____ Lien Balance: \$ _____

Make: _____ Model: _____ Year: _____ Color: _____ Plate: _____ St: _____

Registered Owner: _____ Plate Expires: _____

Lien Holder Name: _____

Monthly Payment: & _____ Lien Balance: \$ _____

9. **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.

10. **Commitment to Equal Housing.** Landlord and Landlords agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

11. **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.

12. **Proof of Identity.** A CLEAR, RECOGNIZABLE COPY OF YOUR DRIVER'S LICENSE, OR STATE ISSUED NON – DRIVER'S IDENTIFICATION MUST ACCOMPANY THIS APPLICATION ALONG WITH A CLEAR, RECOGNIZABLE COPY OF YOUR SOCIAL SECURITY CARD. THE PROCESSING OF YOUR APPLICATION MAY BE DELAYED IF YOU DO NOT SUBMIT A COMPLETED APPLICATION..

Accepted By:

Applicant / Occupant #1 Printed Name

Applicant / Occupant #1 Signature

Date

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