



☎: (770) 436-7744  
✉: [Apply@MariettaLife.com](mailto: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 requirements listed at the bottom of this page.*

- **Money Order \$65** Application Fee **PER APPLICANT** signed.
- **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 last 3-4 paystubs.
- If 1099 contractor, bring 3 months of bank statements.
- If moving from out of state, 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 visit <https://www.calculator.net/debt-ratio-calculator.html> to calculate.*

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

### **Rental Verification**

- Rental Verification must be completed by your Leasing Office and emailed back to [Apply@MariettaLife.com](mailto:Apply@MariettaLife.com).
- **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.

<b><u>Credit Score</u></b>	<b><u>Deposit</u></b>
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

- Deposit, 1<sup>st</sup> month's rent, and additional monies must be paid prior to move-in via money order or certified check.
- **If deposit is paid online, applicant pays for associated fees. Money order or certified check encouraged.**

### **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.



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### 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 money order for every application signed. (Can be combined into one money order.)
- ☐ \$200 money order for the administrative fee signed.
- ☐ If you are a 1099 contractor, provide 3 months' worth of bank statements.
- ☐ If you are a W-2 employee, provide 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).

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!

Here's what you need to complete **prior to your move in date**:

- ☐ Transfer water utility into your name (Marietta Power and Water for Victorian and Conservice for Apex/Ridge)
- ☐ Transfer electricity utility into your name (Marietta Power and Water for Apex/Ridge/Victorian and Cobb EMC for Orchard)
- ☐ Transfer gas utility into your name (Georgia Natural Gas for Ridge/Orchard/Victorian)
- ☐ Review Lease Video upon approval
- ☐ Renter's insurance required. AppFolio renter's insurance will be applied upon move in if policy not provided.

Once approved, please review these line items and complete them BEFORE your move-in date.

**IMPORTANT NOTICE: Utilities not established by or prior to move-in date will incur a surcharge of \$50 in addition to any usage per utility service provider monthly until transferred.**

**Please sign to acknowledge you understand the information stated above:**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_