



2870 ½ Personality Parkway Marietta, GA 30060
orchardspringsapartments@gmail.com
770-436-7744

Requirements

- **Application ***625+ MINIMUM CREDIT SCORE*****
 - ✓ Applicants over the age of 18+ must fill out an application.
 - ✓ **Money Order \$50 Application Fee & Admin Fee \$200.00**
 - ✓ App Fees are **NON-REFUNDABLE.**
 - ✓ Admin fees are **APPLIED TO ACCOUNT IF APPROVED.** Admin fees are **NON-REFUNDABLE IF NOT APPROVED.**
 - ✓ **All rental application documents must be filled out and signed by hand.**

- **Employment Verification**
 - ✓ Last 2-4 paystubs (30-days of income)
 - ✓ If you get paid "Direct Deposit" bring Bank Statements.
 - ✓ **Monthly Net Income** must be 3 times the rent (after taxes).
 - ✓ If Co-signing, **monthly net income** must be 5 times the rent cumulative.
 - ✓ 1099 employers must provide 3 months of bank statements or Tax Return.
 - ✓ If moving from out of state, applicant must provide income documentation from Georgia or validate remote employment.

- **Rental Verification**
 - ✓ "Rental Verification Sheet" must be completed by your landlord or Leasing Office and email back to orchardspringsapartments@gmail.com
 - ✓ **First time renters must have a co-signer if credit score is below 625.**

- **Valid Picture ID, Driver's License, or Passport**

- **Deposit**
 - ✓ Deposit is automatically one month rent but may increase up to 3 months due to past due accounts on credit, low income, or no rental.
 - ✓ Deposit along with 1st month rent must be paid before your Move in Date.

- **Pets**
 - ✓ Pet Fee is \$300.00 per pet (NON-REFUNDABLE)
 - ✓ Only 2 pets allowed per unit.
 - ✓ No pets over 50Lbs.
 - ✓ \$20.00 monthly pet rent per pet.

NO EVICTIONS NO BANCROPTCYS NO FELONIES NO REPOSESSIONS

WILL NOT ACCEPTED IF YOU OWE TO ANOTHER APARTMENT COMPLEX OR LANDLORD.