



2870 ½ Personality Parkway Marietta, GA 30060  
[orchardspringstownhomes@mariettalife.com](mailto:orchardspringstownhomes@mariettalife.com)  
770-436-7744

## Requirements

- **Application \*\*\*650+ MINIMUM CREDIT SCORE\*\*\***

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

- ✓ Prospective residents 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**

- ✓ W-2 Employees: most recent 3-4 paystubs
- ✓ 1099 Contractors: most recent 3 months of banks statements as proof of income.
- ✓ **Monthly Net Income must be of 3 times the rent (after taxes) and cannot fall below \$500 of this requirement.**
- ✓ If Co-signing, **monthly net income** must be 5 times the rent cumulatively.
- ✓ 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 emailed back to [Orchardspringstownhomes@mariettalife.com](mailto:Orchardspringstownhomes@mariettalife.com)
- ✓ **First time renters must have a co-signer if credit score is below 650.**

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

- **Deposit**

- ✓ Deposit is a minimum of one month rent but can increase due to deficiencies in application.
- ✓ Deposit along with 1<sup>st</sup> month rent must be paid before your move-in date by money order or certified check.

- **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.

### Mandatory Requirements:

**-NO EVICTIONS      -NO BANKRUPTCIES      -NO FELONIES      -NO REPOSSESSIONS**

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

**-IF APPLICANTS HAVE MANY OR SUBSTANTIAL DELINQUENCIES OF COLLECTIONS, MANAGEMENT HAS THE RIGHT TO DENY APPLICATION AND NOT ACCEPT A CO-SIGNER.**