

# AMERISOUTH MANAGEMENT, INC.

Dear Prospective Tenant:

We appreciate your interest in renting a home through AmeriSouth Management, Inc. This letter provides general information on the application process. More information is available on our website, [www.goamerisouth.com](http://www.goamerisouth.com) under Tenant Info.

Please be sure to fill out all information on the application; including contact telephone numbers for employers and landlords. Most applications can be processed within 24 hours, unless there is a delay in receiving information from your employer or landlord.

**Please include a \$50 application fee per applicant.**

A second check equal to one month's rent should also be submitted with the application. It will be applied to the first full month's rent. Personal checks are acceptable unless you request the lease to start within 10 days of the application. Certified funds are required if you request the lease to start within 10 days of application.

The security deposit must be in certified funds and is not due until we complete the move-in inspection. This is completed during normal business hours prior to or the day of the lease start date. If the lease starts on a weekend, please make arrangements to attend the move-in inspection on a prior day. Only one tenant must be present at the move-in inspection. **There is a \$200 administration fee deducted from the deposit.**

Please review page two of the application regarding the reservation agreement. Tender of funds with the application does not take the property off the market. The property is removed from the market once we have an approved application, received funds equal to the first month's rent and the lease has been signed by all parties.

If, upon completing the credit check and verification of other information, your application is approved, you will be asked to sign a lease within three days of acceptance. If any party is out of town during this time we will fax documents to you and request you fax back all documents and return originals by Overnight delivery.

If we can assist you in any way, please do not hesitate to call us, 678-245-4620.

Sincerely,

**Mark Vonder Meulen**

Qualifying Broker

**AmeriSouth Management, Inc.**

**Rental Application**

**Date:** \_\_\_\_\_

**Rental Address** \_\_\_\_\_ **City** \_\_\_\_\_ **Zip** \_\_\_\_\_ **County** \_\_\_\_\_

Applying for a \_\_\_\_\_ month lease at \$ \_\_\_\_\_ per month beginning \_\_\_\_\_

(One application per roommate)	Full Name	Social Security #	Birth Date	Relationship to Applicant
<b>Applicant</b>				
<b>Spouse</b>				
<b>Child</b>				
<b>Child</b>				
<b>Child</b>				

Persons not listed are NOT authorized to live in property. Unauthorized occupants are considered a lease violation.

If more than one applicant, who should manager call to discuss this application? \_\_\_\_\_ Ph: \_\_\_\_\_

**Do you have a pet of any type: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

No pets are allowed unless first approved by AmeriSouth Management, Inc. and/ or Owner. If a pet is approved, a written and signed pet agreement will be required. A non-refundable pet fee in the amount of \$250.00 per pet is required and must be paid prior to occupancy. Your application may be denied, or you may be required to have insurance and pay additional deposit if you have a Pit Bull, Doberman, German Shepherd, Rottweiler, Chow or mixed-breed dog of these or other breeds of concern to insurance providers. Unauthorized pets will be a lease violation.

Type of pet: \_\_\_\_\_ Breed \_\_\_\_\_ Sex M or F \_\_\_\_\_ Name \_\_\_\_\_ Weight \_\_\_\_\_

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**Residency History**

**Present Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Yrs. at Present Address \_\_\_\_\_ Own ( ) Rent ( ) Mo. Payment \$ \_\_\_\_\_

Landlord/Mortgage Holder \_\_\_\_\_ Landlord/Mortgage Holder phone \_\_\_\_\_

Reason for moving \_\_\_\_\_

**Previous Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

Landlord/Mortgage \_\_\_\_\_ Phone \_\_\_\_\_ Own ( ) Rent ( )

Yrs. at Address \_\_\_\_\_ Mo. Payment \$ \_\_\_\_\_ Reason for moving \_\_\_\_\_

**Employment and Income**

**Applicant's Employer** \_\_\_\_\_ **How Long?** \_\_\_\_\_

Position \_\_\_\_\_ (Gross) Salary per month \$ \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Supervisor Phone # \_\_\_\_\_

Employer's Address \_\_\_\_\_

Additional verifiable income: \_\_\_\_\_

**Spouse Employer** \_\_\_\_\_ **How Long?** \_\_\_\_\_

Position \_\_\_\_\_ (Gross) Salary per month \$ \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Supervisor Phone # \_\_\_\_\_

Employer's Address \_\_\_\_\_

Additional verifiable income: \_\_\_\_\_

Applicant driver's license number and state of issue \_\_\_\_\_

Spouse driver's license number and state of issue \_\_\_\_\_

In case of Emergency contact (must be Relative) \_\_\_\_\_

Relationship \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Contingencies of this lease**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant understands no verbal agreements have been made. All contingency requests must be noted above. Only contingency requests specified above will be considered and negotiated with the property owner. This property is being leased "As Is" in its present condition.

**Additional information:**

- Are there, or have there ever been, any judgments, law suits, or bill collection proceedings against you or any person occupying the property?  Yes  No
- Are you or any person intending to occupy the property, now, or ever been, a defendant in any suit or legal action?  Yes  No
- Have you ever been foreclosed on, declared, been discharged from or taken personal or business bankruptcy?  Yes  No
- Have you ever abandoned a rental property, vacated with a balance due or been asked to move because of an alleged lease violation of any kind?  Yes  No
- Have you or any person who will be occupying the property ever been evicted for violating your lease or non-payment of rent?  Yes  No
- Is any previous Apt. Community or Landlord trying to collect money from you or any person who will be occupying the property?  Yes  No
- Have you or any person who will be occupying the property ever been convicted, charged, arrested, indicted, plead guilty or no contest, or received deferred adjudication or probation to (A) Any Felony? Or (B) Any misdemeanor involving a sexual offense, stalking, illegal use or possession of weapons, assault, battery, theft, fraud, bad checks, criminal damage to property, trespass, vandalism, illegal possession or sale of drugs?  Yes  No

If Yes, Please explain: \_\_\_\_\_  
\_\_\_\_\_

Applicant agrees to pay a non-refundable application fee of **\$50** per applicant (One application per married couple, one application per roommate). Check should be payable to AmeriSouth Management, Inc. Whether application is approved or denied, said sum will be retained by Management to cover the costs of processing this application.

**RESERVATION AGREEMENT**

It is my desire to have AmeriSouth Management, Inc. take the property listed on the front of this application "off the market." For consideration of \$ \_\_\_\_\_ "Rental Fee" (equal to one month's rent) paid toward the first month's rent. **Management agrees to take this property off the market once the application is approved and executed.**

If I do not qualify under Management's standard underwriting requirements for residency, I understand this rental fee will be refunded. If I qualify for this property, this Rental Fee shall be applied to rent. **I agree to sign lease agreement within three days of lease approval.** I understand this rental fee shall be forfeited as liquidated damages if I fail to sign lease within three day of being approved by phone. I understand if I do not take occupancy after being approved by phone, this rental fee shall be forfeited as liquidated damages.

**THIS IS NOT A SECURITY DEPOSIT.** The security deposit will be collected at the time of "move-in inspection." Deposit will be at lease 100 % of monthly rental amount. **A non-refundable administrative fee of \$200 will be deducted from the security deposit to offset the expenses of performing the move-in and move-out inspections.** Additional deposit or a cosigner may be required due to credit, income, employment or past rental history. Should any information contained in this application be false or not provided (blank spaces) AmeriSouth Management, Inc. may reject this application. This application is subject to the rules, regulations and screening committee of the governing association to which this property belongs, (if applicable).

**Record money paid with Application**

Application fee \$ \_\_\_\_\_ Rental Deposit \$ \_\_\_\_\_ Received by \_\_\_\_\_  
(non-refundable)

**Authorization for Management to Verify Rental Application and Obtain Credit Report.** The above information is complete and correct. I understand that Management will rely on the information provided in making a decision to accept, conditionally accept, or deny my application. Applicant authorizes Management and its agents to verify the information provided by pulling my credit file and criminal records and contacting my current and former employment and landlord. Applicant releases Management and any third parties who provide information to verify this application from all liability, claims, and lawsuits with regard to the information obtained, regardless of the source. Applicant agrees to indemnify and hold harmless Management, its agents, current or prior landlord, current or prior employer, and all other persons whomsoever who provide information, regardless of whether the information provided is negative.

**Authorization to obtain credit report and other information in connection with collection of a debt.** Applicant agrees that management or any collector retained by management or owner is expressly authorized to obtain a consumer report (credit report) on applicant and to obtain information on applicant's location and employment in connection with the collection of any amounts or damages claimed due from applicant as a tenant under any rental agreement hereafter signed with management. Any employers, banks, landlords, businesses, consumer reporting agencies, or other third parties are entitled to rely on the undersigned authorization and cooperate in providing the requested information to assist in collection of any debt owed by applicant as a tenant under any rental agreement.

Applicant signature	Date	Applicant signature	Date
AmeriSouth Management, Inc.	Date		