

# SOHANNA MANAGEMENT

## APARTMENT RENTAL APPLICATION BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
  
- Applicant(s) must have verifiable current employment or income with a gross monthly income of at least two (2) times the rental rate. In the event that the applicant has been at his or her current job for a period of six (6) months or less, then the applicant must provide verification of prior employment. Should the applicant be self-employed, he or she must then provide a copy of the previous year's tax return.
  
- Applicant(s) must have a verifiable rental reference of six (6) months or more with a lease term fulfilled and a copy of the thirty (30) day written notice to vacate current or previous address provided. Applicant(s) must not have more than two (2) late payments and/or non-sufficient fund (NSF) checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial of application.
  
- Applicant credit reports must be in good and acceptable standing. Medical collection accounts will be the only exception in determining acceptable credit. Personal bankruptcies shall be allowable as long as the applicant meets all other qualifications and criteria and has re-established a good credit rating.
  
- Any and all adults must complete a rental application, pay an Application Fee of \$35.00, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease.
  
- \* A \$350.00 Non-Refundable Administrative fee must be paid once application is Approved.
  
- Roommates must each have a gross monthly income of at least two (2) times the rental rate, and they must each fill out an application and pay an application fee and meet qualification criteria.
  
- The non-refundable application fee must be paid before the approval process can begin.
  
- A Lease Guarantor will be accepted on behalf of full time students and for persons

with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty and pay an application fee. Income requirement for a co-signer is two (2) times the rental amount.

-Applicants must consent to a background and criminal investigation search. Criminal charges and/or convictions may be grounds for denial.

• Pets may be permitted upon landlord or management written approval. If approved, there will be a 1 pet per apartment limitation. Applicant(s) shall be required to provide a **NON-REFUNDABLE Pet deposit of \$400.00 for one (1) pet**. Our policy may exclude the approval of some breeds.

**Through the signing of this Rental Application, you herein agree to any additional deposit or monthly rent and shall solely responsible for any damages caused by your pet(s) and to clean up after them everytime.**

**• MAXIMUM OCCUPANCY STANDARDS:**

1 Bedroom has a maximum occupancy of two (2) persons

• A family may occupy a rental unit as long as the family does not exceed a maximum of two (2) persons per bedroom plus a child who is less than twelve (12) months old and who sleeps in the same bedroom with the child's parent or guardian. If the applicant is pregnant or has a child less than six (6) months old at the time of moving in and the newborn child reaches twelve (12) months of age during the lease term, the resident may stay in the unit for the duration of the lease term. However, if the number of residents exceeds the maximum per bedroom limit because the newborn reaches or exceeds the twelve (12) months limitation at the end of the lease term, the applicant must apply for and if accepted move into a larger unit, if available. Under no circumstances can the applicant remain in a unit where occupants exceed the maximum occupancy standards.

I have read and agreed to the above rental criteria requirements.

\_\_\_\_\_  
**Applicant Signature**

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

# APARTMENT RENTAL APPLICATION

*Nazar Properties LLC.*

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- Applicant credit reports must be in good and acceptable standing. Medical collection accounts will be the only exception in determining acceptable credit. Personal bankruptcies shall be allowable as long as the applicant meets all other qualifications and criteria and has re-established a good credit rating.
- Any and all adults must complete a rental application, pay an application fee of \$35.00, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease.
- Roommates must each have a gross monthly income of at least two (2) times the rental rate, and they must each fill out an application and pay an application fee and meet qualification criteria.
- The non-refundable application fee must be paid before the approval process can begin.
- A Lease Guarantor will be accepted on behalf of full time students and for persons with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty and pay an application fee. Income requirement for a co-signer is two (2) times the rental amount.
- Applicants must consent to a background and criminal investigation search. Criminal charges and/or convictions may be grounds for denial.
- Pets may be permitted upon landlord or management written approval. If approved, there will be a 1 pet per apartment limitation. Applicant shall be required to provide a pet deposit of \$400.00 for one (1) pet. Our policy may exclude the approval of some breeds.
- **MAXIMUM OCCUPANCY STANDARDS:**
  - 1 Bedroom has a maximum occupancy of two (2) persons
  - 2 Bedroom has a maximum occupancy of four (4) persons
  - 3 Bedroom has a maximum occupancy of six (6) persons
- A family may occupy a rental unit as long as the family does not exceed a maximum of two (2)

persons per bedroom plus a child who is less than twelve (12) months old and who sleeps in the same bedroom with the child's parent or guardian. If the applicant is pregnant or has a child less than six (6) months old at the time of moving in and the newborn child reaches twelve (12) months of age during the lease term, the resident may stay in the unit for the duration of the lease term. However, if the number of residents exceeds the maximum per bedroom limit because the newborn reaches or exceeds the twelve (12) months limitation at the end of the lease term, the applicant must apply for and if accepted move into a larger unit, if available. Under no circumstances can the applicant remain in a unit where occupants exceed the maximum occupancy standards.

I have read and agree to the above rental criteria requirements.

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(Applicant Signature)

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(Dated)

**RENTAL SCREENING APPLICATION**

**LANDLORD INFORMATION**

Landlord Name: Nazar Properties LLC  
Landlord Address: 444 Highland Ave NE  
Landlord City, State, ZIP Code: Atlanta, Georgia 30312  
Landlord Email:  
Landlord Telephone: 6786481621  
Landlord Fax:

**RENTAL PROPERTY INFORMATION**

Rental Property Name: Nazar Property  
Property Address: 444 Highland Ave NE  
Landlord City, State, ZIP Code: Atlanta, Georgia 30312  
Number of Bedrooms: One (1) Bedroom Unit

**APPLICANT INFORMATION**

Applicant Name: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_  
Current Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
How long at current address? \_\_\_\_\_  
Current Landlord: \_\_\_\_\_  
Landlord Phone Number: \_\_\_\_\_  
Previous Address: \_\_\_\_\_  
How long at previous address? \_\_\_\_\_  
Previous Landlord: \_\_\_\_\_  
Landlord Phone Number: \_\_\_\_\_  
Previous Landlord: \_\_\_\_\_

Landlord Phone Number: \_\_\_\_\_

**APPLICANT EMPLOYMENT HISTORY**

Current Employer: \_\_\_\_\_

Current Supervisor Name: \_\_\_\_\_

Current Employer Address: \_\_\_\_\_

Current Employer Telephone: \_\_\_\_\_

Position Held: \_\_\_\_\_

Period of Time Employed: \_\_\_\_\_

Previous Employer: \_\_\_\_\_

Previous Supervisor Name: \_\_\_\_\_

Previous Employer Address: \_\_\_\_\_

Previous Employer Telephone: \_\_\_\_\_

Previous Position Held: \_\_\_\_\_

Period of Time Employed: \_\_\_\_\_

**FINANCIAL HISTORY**

Applicant Monthly Income: \_\_\_\_\_

**FAMILY OR ROOMMATE INFORMATION**

Name of Person

Relationship to Applicant

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

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

**PET INFORMATION**

Pet Name: \_\_\_\_\_ Pet Gender: \_\_\_\_\_  
Breed: \_\_\_\_\_ Pet Weight: \_\_\_\_\_  
Age: \_\_\_\_\_ Spayed/Neutered: \_\_\_\_\_

Through the signing of this Rental Application, you herein agree to any additional deposit or monthly rent and shall be solely responsible for any damages caused by your pets and to clean up after them every time.

**PERSONAL REFERENCES**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Years Known: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Years Known: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**VEHICLE INFORMATION**

Vehicle Make: \_\_\_\_\_ Vehicle Model: \_\_\_\_\_  
Year: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_

**PERSONAL HISTORY**

Have you ever been evicted? Yes No

If answered yes, please describe when and what happened:

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

Have you ever declared bankruptcy?

Yes No

If answered yes, please describe when and what happened:

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

Have you ever been convicted of a crime?

Yes No

If answered yes, please describe when and what happened:

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

**EMERGENCY CONTACT**

Name:

Name:

Relationship:

Relationship:

Phone Number:

Phone Number:

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

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

**APPLICANT CERTIFICATION**

I, \_\_\_\_\_, certify that the information provide in this Rental Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Landlord shall rely on the information contained herein and I authorize the Landlord to verify any or all information provided.

\_\_\_\_\_  
(Applicant Signature)

\_\_\_\_\_  
(Dated)

**FAIR HOUSING DISCLOSURE**

The Fair Housing Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, we are committed to complying with the letter and spirit of the laws which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.