

## **Lease Qualifications**

1. Applicants must make at least 2.5 times the rental rate
2. No current Bankruptcies will be accepted
3. No criminal history will be accepted
4. No Evictions will be accepted
5. Must show 1 year of verifiable income or offer letter for relocations
6. Must have 1 year of Good Verifiable Rental or Mortgage History
7. Co-signers will only be accepted on applicants who do not meet the rental rate requirements
8. Co-signers must make 4.5 times the rental rate to qualify
9. All Applicants must be at least 18 years of age or older
10. All occupants over 18 must fill out a separate application with an application fee

### **Deposits and Fees:**

- 1 Month Rent as Deposit
- 1st Months Rent
- \$50.00 Non Refundable Application Fee Per Person (On Line Payments)
- \$250 Non Refundable Pet Fee
- Must provide 2 most recent pay stubs
- Copy of State Issued Photo ID such as Drivers License

**We will not process your application until we received all applicable forms mentioned above and the \$50 APPLICATION FEE (PER PERSON).**

**You must pay the application fee online at  
[www.AtlantaLoftRentals.com](http://www.AtlantaLoftRentals.com)**

**SECURITY DEPOSITS AND 1<sup>ST</sup> MONTH'S RENT MUST BE IN THE FORM OF CERTIFIED FUNDS MADE PAYABLE TO: 9 Mile Trolley - The Loft Stop**

**Please fax application and supporting docs to 404-920-3360.**

**APPLICATION TO RENT FORM  
(PRINT CLEARLY)**

Each Adult Applying For Unit Must Complete a Separate Application.  
Please attach a copy of your drivers license, last paycheck stub or last year's income tax return.  
If a line is not filled in properly we will return the application back. Please email this form back to nesa@theloftstop.com or fax it to 404-920-3360.

Rental Rate: \_\_\_\_\_ Security Deposit: \_\_\_\_\_ Screening Fee: \_\_\_\_\_

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Name: \_\_\_\_\_

Date of Birth (yr/m/d): \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (in some states it is not legal for a landlord to request a D.O.B.)

Social Security Number: \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_ Valid – Yes: \_\_\_\_\_ No: \_\_\_\_\_

Driver's License Issued on (yr/m/d): \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Expires (yr/m/d): \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_ Zip Code: \_\_\_\_\_ Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_ Email Address \_\_\_\_\_

How long residing at this address: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Landlord's Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_

Current Employer (name): \_\_\_\_\_ Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_

Occupation: \_\_\_\_\_ How Long: \_\_\_\_ Salary or Annual Income: \_\_\_\_\_

Previous Employer (name): \_\_\_\_\_ Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_

Occupation: \_\_\_\_\_ How Long: \_\_\_\_

Spouse's Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_

Date of Birth (yr/m/d): \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (in some states it is not legal for a landlord to request a D.O.B.)

Social Security Number: \_\_\_\_ - \_\_\_\_ - \_\_\_\_

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

How long: \_\_\_\_\_ Salary or Annual Income \_\_\_\_\_ Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_

Vehicle Information (yr/make/model/color 1.): \_\_\_\_ / \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Vehicle Information (yr/make/model/color 2.): \_\_\_\_ / \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Vehicle License Plate Number 1: \_\_\_\_\_ State: \_\_\_\_\_

Vehicle License Plate Number 2: \_\_\_\_\_ State: \_\_\_\_\_

Credit References (list bank, credit union, charge accounts, or other credit references.)

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

Personal References (list 2 personal references not related to you).

- 1. Name: \_\_\_\_\_ Phone: (\_\_\_\_\_) - \_\_\_\_ - \_\_\_\_\_  
Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_
- 2. Name: \_\_\_\_\_ Phone: (\_\_\_\_\_) - \_\_\_\_ - \_\_\_\_\_  
Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Have you ever been evicted as a tenant? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you ever been convicted of a criminal offence? Yes \_\_\_\_\_ No \_\_\_\_\_ (If yes, what? \_\_\_\_\_)

Number of adults to occupy rental unit: \_\_\_\_\_ Number of children under 18 to occupy rental unit: \_\_\_\_\_

Please list all occupants:

\_\_\_\_\_ (list any additional occupants on the back of this form)  
Number of pets: \_\_\_\_\_ Type of pets: \_\_\_\_\_

In case of an emergency please notify: \_\_\_\_\_ Phone: (\_\_\_\_\_) - \_\_\_\_ - \_\_\_\_\_

Complete Address: street \_\_\_\_\_ city \_\_\_\_\_ state \_\_\_\_\_ zip \_\_\_\_\_

TENANCY WILL BE DENIED if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

This is to advise that I the undersigned hereby authorize 9 Mile Trolley Realty - The Loft Stop the person or firm to whom my application has been submitted, to obtain a consumer credit report, to conduct a criminal record search, an eviction search and to make any other inquiries as deemed necessary in determining eligibility for tenancy and assessing credit worthiness. I understand that the information set out in the rental application form may be used for purposes of responding to emergencies, ensuring the orderly management of the tenancy, complying with legal requirements and for collection purposes should rent be left owing or rental property damaged at termination of lease or end of tenancy. I have also received a copy of the FCRA Summary of Rights and understand it's contents.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This information is deemed to be private and confidential.

# FCRA Summary of Rights

## A Summary of Your Rights - Under the Fair Credit Reporting Act.

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§ 1681-1681u, by visiting [www.ftc.gov](http://www.ftc.gov). The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses information from a CRA to take action against you - such as denying an application for credit, insurance, or employment - must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.
- **You can find out what is in your file.** At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- **You can dispute inaccurate information with the CRA.** If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs - to which it has provided the data - of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in the future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- **Inaccurate information must be corrected or deleted.** A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- **You can dispute inaccurate items and the source of the information.** If you tell anyone - such as a creditor who reports to the CRA - that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- **Outdated information may not be reported.** In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- **Access to your file is limited.** A CRA may provide information about you only to people with a need recognized by the FCRA - usually to consider an application with a creditor, insurer, employer, landlord, or other business.
- **Your consent is required for reports that are provided to employers, or reports that contain medical information.** A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- **You may choose to exclude your name from CRA lists for the unsolicited credit and insurance offers.** Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.
- **You may seek damages from violators.** If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

FOR QUESTIONS OR CONCERNS PLEASE CONTACT:

Federal Trade Commission  
Consumer Response Center - FCRA  
Washington, DC 20580 \* 202-326-3761