



Phone: (770) 715-9818 OR (706) 255-5644/ Email: info@hiddenkeyproperties.com
www.HiddenKeyProperties.com

Thank you for your interest in one of Hidden Key Properties, LLC rental properties. Below you will find the Application Checklist, Application, and Release Form(s) which must be completed and signed by all persons over 18 years old that will live in the home and accompanied by the correct application fee amount listed below.

Please Email Completed Documents to info@hiddenkeyproperties.com

Your application will take a minimum of two (2) business days to process. Incomplete application packets will take longer to process.

More than one application may be submitted on this home. The first application approved on this home will have first choice; however, your approved application may be applied to another Hidden Key Properties' rental property that you may qualify for.

APPLICATION CHECKLIST

- Rental Application & Release form completed, signed & emailed to info@hiddenkeyproperties.com
- Non-Refundable Application Fee: (\$50 for each person over age 18 yrs)
- Money Order/Cashier's Check mailed to Hidden Key Properties, LLC or delivered to Agent along with packet.
- Pet Exhibit completed & returned (if you have a pet)

Please mail all Money Order/Cashier's Checks to:
Hidden Key Properties, LLC

PO Box 1504 Ellijay, GA 30540



Contact Information: Info@hiddenkeyproperties.com ~ Phone: (770) 715-9818 OR (706) 255-5644

Rental Qualifications & Lease Information

Application Process & Fees

- Required Rental Application online at www.hiddenkeyproperties.com. Email to info@hiddenkeyproperties.com
- The correct application fee must accompany the application in order to be processed.
- The approval takes a minimum of two (2) business days.
- Anyone under the age of 18 years old, living in the home must be named in the application.
- Anyone over age 18 years old living in the home must submit a separate application & application fee.
- \$50.00 non-refundable application fee per person age 18 years and older
- All applications are processed by Hidden Key Properties, LLC.

Lease Terms & Deposit:

- 12 month lease is customary. Homeowner has final approval on lease terms & lease length.
- Hidden Key Properties, LLC will write the lease according to the agreed terms.
- Security deposit plus the first month's rent is required at time of lease signing.
- Move-in inspection on the property must be completed on or before effect date of the lease.
- Sixty (60) day notice to renew lease is given to tenant at the end of the lease term.

Income/Employment/Credit Requirements:

- A credit check will be completed.
- Income and Current Employment must be verifiable through employer(s), check stubs & bank statements.
- Positive landlord references and no evictions within 5 years.
- A background check will be completed.
- Previous landlord reference check if rented prior or two (2) references if not.
- A letter of explanation may be submitted to explain a negative incident and what is being (has been) done to remedy issue(s).

Pet Policy:

- Completed Pet Exhibit must be submitted with application.
- A non-refundable deposit of \$200.00 or more is required at time of lease. (At Owner's discretion).
- Homeowner has final approval on all pets.

RENTAL APPLICATION
(One For Each Adult Applicant)



2018 Printing

Application is hereby made to rent the premises generally described as _____ ("Property").

The multiple listing service number for this property, if known, is _____.

1. **Lease Term.** The term of the lease of the Property for which Applicant is applying shall start on _____ ("Commencement Date") and end on _____.

2. **Proposed Monthly Rent.** _____

3. **Lease Application Fee.** Applicant has paid a nonrefundable Lease Application Fee of \$ _____ to process this Rental Application, determine Applicant's credit worthiness to lease the Property and conduct a background investigation of Applicant.

4. **Authorization to Do Credit and Background Check.** Applicant hereby authorizes Owner and any authorized agent of Owner ("Agent") to do whatever background and credit check on Applicant that the Owner or Agent deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

5. **Reservation Fee.** A reservation fee of \$ _____ by check, cash or money order is being made along with this rental application. If Applicant's application is approved and a lease is entered into between Owner and Applicant the fee shall be applied towards Applicant's rent as referenced in said lease. If Applicant's application is denied, this Reservation Fee shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Owner's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent thereunder such that the lease does not Commence), then Owner may retain the Reservation Fee as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Owner's damages for not seeking to rent the Property to others during this time period and not a penalty.

6. **Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Owner or Agent may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.

7. **Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Owner or an offer to lease. No lease shall exist between Applicant and Owner unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

8. **Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Owner.

9. **Commitment to Equal Housing.** Owner and Agent are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

10. **Reason for Denial.** If this Application is denied, Owner or Agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

I, the undersigned, understand that _____ (Broker/Management) is the Agent and representative for the owner of the Property and will be paid a fee by the owner. I also understand that this Property is being leased "AS-IS" in its present condition. I understand that Management prefers that I see the Property in person and conduct any inspections of the Property which I might desire, at my own expense, prior to apply for the Property.

Accepted By:

Applicant's Printed Name _____ Signature _____ Date _____

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH _____ Kelly Payne _____ IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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I have visited the Property and had the opportunity to inspect it. I understand that I am accepting the Property "as is" except for any stipulations, changes or modifications that are listed as contingencies of this application. If any stipulations cannot be met, or an acceptable compromise agreed to by all parties, I understand that any fees I have paid with the submission of this Rental Application will be returned to me.

I have not yet visited or seen the Property in person. Nor am I relying on any information, photos, or any other representations of the Agent through whom I learned of this Property except for information the Agent provided to me in writing. However I understand that if my application is approved, any fees I have paid with the submission of this Rental Application are non-refundable and any obligations under the lease I sign are fully enforceable. Having not viewed the Property will in no way be a reason for any refund or cancellation of the agreement.

INFORMATION ABOUT APPLICANT.

A. General

First Name: _____ Middle _____ Last Name: _____

SS #: _____ Date of Birth: _____

Driver's License #: _____ Driver's License State: _____

Home Phone: _____ Work: _____ Cell: _____

Email Address: _____

Emergency Contact Information: _____

Spouse/Significant Other Name (must fill out a separate application): _____

Names and ages of individuals under 18: _____

Pets? YES NO What Kind? _____ How Many? _____

Pet Weights: _____

B. Residence History

Current Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Landlord Name: _____ Phone #: _____

Landlord Address: _____

Reason for Leaving: _____

Previous Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Previous Landlord Name: _____ Phone #: _____

Previous Landlord Address: _____

Reason for Leaving: _____

Address of Property _____

Applicant's Initials _____

C. Employment

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

Previous Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Income: _____

D. Other Matters

Do you have a legal right to be in the United States?

- Yes, I am a U.S. Citizen
- Yes, I have valid documentation from the Bureau of Citizenship and Immigration Service
- No

If you answered "YES" because you are a non-U.S. citizen with valid visa documentation, please provide:

Reason you are in the US: _____

Visa Type: _____ Visa Expiration Date: _____

Have you ever been asked to move out of a residence? Yes No

Have you ever been party to an eviction? Yes No

Are you a registered sex offender? Yes No

Do you have liquid furniture? (i.e. waterbed) Yes No

Do you have renter insurance? Yes No

Have you ever filed bankruptcy? Yes No

Has bankruptcy been discharged or dismissed? Yes No

Have you ever had any debt collection actions against you? Yes No

Address of Property _____

Applicant's Initials _____

PET EXHIBIT
EXHIBIT " _____ "



2018 Printing

This Exhibit is attached to and made a part of that certain Agreement dated _____, by and between _____ (hereinafter called Owner, and including authorized agent for Owner, if any), and _____ (Resident), for the premises located at: _____

OWNER AND RESIDENT AGREE AS FOLLOWS [Initial each selection as applicable. Any selection not initialed shall not be part of this Agreement]:

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay an additional refundable deposit of \$ _____ which amount is included in the total amount listed as the refundable Security Deposit. Resident agrees, at Resident's expense, to have the premises treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. Resident agrees to provide copies of the receipts for these services to Owner or Manager no later than the date and time of the move out inspection.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay \$ _____ as a nonrefundable **PET FEE** for the privilege of maintaining said pet on Owner's premises. Said nonrefundable pet fee is paid in addition to, and not in lieu of, Resident's responsibility for all damages caused by pet.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay a non-refundable **PET FEE** of \$ _____. Owner will use this fee to have the property treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. However, Resident is still responsible for any damages caused by the animal that are not corrected by this carpet cleaning and pest control treatment. If any pet is found on the premises, other than the pet(s) noted above, then any penalties or liquidated damages for unauthorized pets described elsewhere in this Agreement shall apply.

_____ Resident's Initials
_____ Owner's Initials

****Service Animal**** Owner does not require a pet deposit or fee for a service animal, comfort animal, or emotional support animal as defined by the Americans with Disabilities Act, as amended. However, the owner of the animal is liable for any damages caused by the animal above and beyond the normal wear and tear a human tenant might reasonably cause. This includes teeth marks on trim, carpet torn by a dog's digging, and carpet soiled by dog waste or vomit. Sec.504, Title II, Americans with Disabilities Act.

Service Animal / Emotional Support Animal Description _____
Registration # (if applicable) _____

1. Permission is hereby given for Resident's pet, described below, to be kept within subject premises. Such permission is being given with the express understanding and agreement by Resident that pet, when taken in and out of the premises, will be kept on a leash or caged and under full control at all times. Further, when walking pet, Resident will keep pet away from public places, lawns, and sidewalks of all residences in neighborhood or buildings in complex, whichever is applicable herein. Resident will be responsible for cleaning up pet droppings. Resident shall be responsible for all damage to the subject premises or grounds by reason of having a pet therein or thereon. Resident agrees that only the pet named and described below will occupy the premises. No additional or different pet is authorized under this Agreement. Owner may bill Resident for damage caused by pet, which amount shall be paid no later than with the following month's rent.

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2. If, in the sole discretion of Owner or his agent, said pet becomes a nuisance, makes excessive noise, acts in a threatening manner, interferes with other tenants' quiet enjoyment of their units, or becomes a threat to public health or safety, then, at the written direction of Owner or his agent to the Resident, Resident shall, within five (5) days thereafter, remove said pet from premises or face legal remedies, including, but not limited to, termination of the Agreement to which this Exhibit applies.
3. Resident may have no more than _____ dog(s) or cat(s) or _____ bird(s). No pet offspring are allowed. However, pet offspring shall be permitted to remain on the premises until said offspring are weaned from their mother. Resident must provide proof of vaccination of pet, where same is required by law, for communicable diseases prevalent in species of pet, including, but not limited to, rabies. Dogs may be no larger than _____ inches tall (full-grown) and must weigh no more than _____ pounds at maturity.
4. Fish tanks may be no larger than _____ gallons. Birds must be caged at all times. No other animals, reptiles, or insects are permitted, including, but not limited to, livestock or farm animals, exotic or jungle animals, pigs, skunks, ferrets, monkeys, snakes, lizards, turtles, hamsters, and gerbils.
5. Resident agrees to abide by all applicable laws, community association covenants and rules and regulations regarding the keeping of animals or pets in the areas and locale of the premises, including, but not limited to, leash laws, licensing laws, and laws regarding vaccinations and inoculations.

6. Type of Pet: _____ Breed: _____ Name: _____
 Age: _____ Weight: _____ Color/Markings: _____ License #: _____
 Type of Pet: _____ Breed: _____ Name: _____
 Age: _____ Weight: _____ Color/Markings: _____ License #: _____

Owner/Owner's Agent Initials: _____

Resident's Initials: _____



TENANT DISCLOSURE AND RELEASE

In connection with my tenant application with you, I understand that consumer reports which may contain public record information may be requested from StarPoint Screening, Pensacola, Florida. These reports may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records.

I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY STARPOINT TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I hereby authorize procurement of consumer report(s). If approved as a tenant, this authorization shall remain on file and shall serve as ongoing authorization for you to procure consumer reports at any time during my contract period.

Print Name _____

Social Security No. _____

Maiden / Other Names Used _____

Current Address (Street) _____

City, State, Zip Code _____

Date of Birth _____

Signature _____

Date _____

RENTAL APPLICATION
(One For Each Adult Applicant)



2018 Printing

Application is hereby made to rent the premises generally described as _____ ("Property").

The multiple listing service number for this property, if known, is _____.

- 1. Lease Term.** The term of the lease of the Property for which Applicant is applying shall start on _____ ("Commencement Date") and end on _____.
- 2. Proposed Monthly Rent.** _____
- 3. Lease Application Fee.** Applicant has paid a nonrefundable Lease Application Fee of \$ _____ to process this Rental Application, determine Applicant's credit worthiness to lease the Property and conduct a background investigation of Applicant.
- 4. Authorization to Do Credit and Background Check.** Applicant hereby authorizes Owner and any authorized agent of Owner ("Agent") to do whatever background and credit check on Applicant that the Owner or Agent deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.
- 5. Reservation Fee.** A reservation fee of \$ _____ by check, cash or money order is being made along with this rental application. If Applicant's application is approved and a lease is entered into between Owner and Applicant the fee shall be applied towards Applicant's rent as referenced in said lease. If Applicant's application is denied, this Reservation Fee shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Owner's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent thereunder such that the lease does not Commence), then Owner may retain the Reservation Fee as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Owner's damages for not seeking to rent the Property to others during this time period and not a penalty.
- 6. Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Owner or Agent may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.
- 7. Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Owner or an offer to lease. No lease shall exist between Applicant and Owner unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.
- 8. Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Owner.
- 9. Commitment to Equal Housing.** Owner and Agent are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.
- 10. Reason for Denial.** If this Application is denied, Owner or Agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

I, the undersigned, understand that _____ (Broker/Management) is the Agent and representative for the owner of the Property and will be paid a fee by the owner. I also understand that this Property is being leased "AS-IS" in its present condition. I understand that Management prefers that I see the Property in person and conduct any inspections of the Property which I might desire, at my own expense, prior to apply for the Property.

Accepted By:

Applicant's Printed Name

Signature

Date

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH _____ Kelly Payne _____ IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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Century21 in The Mountains, PO Box 815 East Ellijay, GA 30539
Phone: (706)255-5644

Fax:

Kelly Payne

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

I have visited the Property and had the opportunity to inspect it. I understand that I am accepting the Property "as is" except for any stipulations, changes or modifications that are listed as contingencies of this application. If any stipulations cannot be met, or an acceptable compromise agreed to by all parties, I understand that any fees I have paid with the submission of this Rental Application will be returned to me.

I have not yet visited or seen the Property in person. Nor am I relying on any information, photos, or any other representations of the Agent through whom I learned of this Property except for information the Agent provided to me in writing. However I understand that if my application is approved, any fees I have paid with the submission of this Rental Application are non-refundable and any obligations under the lease I sign are fully enforceable. Having not viewed the Property will in no way be a reason for any refund or cancellation of the agreement.

INFORMATION ABOUT APPLICANT.

A. General

First Name: _____ Middle _____ Last Name: _____

SS #: _____ Date of Birth: _____

Driver's License #: _____ Driver's License State: _____

Home Phone: _____ Work: _____ Cell: _____

Email Address: _____

Emergency Contact Information: _____

Spouse/Significant Other Name (must fill out a separate application): _____

Names and ages of individuals under 18: _____

Pets? YES NO What Kind? _____ How Many? _____

Pet Weights: _____

B. Residence History

Current Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Landlord Name: _____ Phone #: _____

Landlord Address: _____

Reason for Leaving: _____

Previous Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Previous Landlord Name: _____ Phone #: _____

Previous Landlord Address: _____

Reason for Leaving: _____

Address of Property _____

Applicant's Initials _____

C. Employment

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

Previous Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Income: _____

D. Other Matters

Do you have a legal right to be in the United States?

- Yes, I am a U.S. Citizen
- Yes, I have valid documentation from the Bureau of Citizenship and Immigration Service
- No

If you answered "YES" because you are a non-U.S. citizen with valid visa documentation, please provide:

Reason you are in the US: _____

Visa Type: _____ Visa Expiration Date: _____

- Have you ever been asked to move out of a residence? Yes No
- Have you ever been party to an eviction? Yes No
- Are you a registered sex offender? Yes No
- Do you have liquid furniture? (i.e. waterbed) Yes No
- Do you have renter insurance? Yes No
- Have you ever filed bankruptcy? Yes No
- Has bankruptcy been discharged or dismissed? Yes No
- Have you ever had any debt collection actions against you? Yes No

Address of Property _____

Applicant's Initials _____

PET EXHIBIT
EXHIBIT " _____ "



2018 Printing

This Exhibit is attached to and made a part of that certain Agreement dated _____, by and between _____ (hereinafter called Owner, and including authorized agent for Owner, if any), and _____ (Resident), for the premises located at: _____.

OWNER AND RESIDENT AGREE AS FOLLOWS [Initial each selection as applicable. Any selection not initialed shall not be part of this Agreement]:

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay an additional refundable deposit of \$ _____ which amount is included in the total amount listed as the refundable Security Deposit. Resident agrees, at Resident's expense, to have the premises treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. Resident agrees to provide copies of the receipts for these services to Owner or Manager no later than the date and time of the move out inspection.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay \$ _____ as a nonrefundable PET FEE for the privilege of maintaining said pet on Owner's premises. Said nonrefundable pet fee is paid in addition to, and not in lieu of, Resident's responsibility for all damages caused by pet.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay a non-refundable PET FEE of \$ _____. Owner will use this fee to have the property treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. However, Resident is still responsible for any damages caused by the animal that are not corrected by this carpet cleaning and pest control treatment. If any pet is found on the premises, other than the pet(s) noted above, then any penalties or liquidated damages for unauthorized pets described elsewhere in this Agreement shall apply.

_____ Resident's Initials
_____ Owner's Initials

****Service Animal**** Owner does not require a pet deposit or fee for a service animal, comfort animal, or emotional support animal as defined by the Americans with Disabilities Act, as amended. However, the owner of the animal is liable for any damages caused by the animal above and beyond the normal wear and tear a human tenant might reasonably cause. This includes teeth marks on trim, carpet torn by a dog's digging, and carpet soiled by dog waste or vomit. Sec.504, Title II, Americans with Disabilities Act.

Service Animal / Emotional Support Animal Description _____
Registration # (if applicable) _____

1. Permission is hereby given for Resident's pet, described below, to be kept within subject premises. Such permission is being given with the express understanding and agreement by Resident that pet, when taken in and out of the premises, will be kept on a leash or caged and under full control at all times. Further, when walking pet, Resident will keep pet away from public places, lawns, and sidewalks of all residences in neighborhood or buildings in complex, whichever is applicable herein. Resident will be responsible for cleaning up pet droppings. Resident shall be responsible for all damage to the subject premises or grounds by reason of having a pet therein or thereon. Resident agrees that only the pet named and described below will occupy the premises. No additional or different pet is authorized under this Agreement. Owner may bill Resident for damage caused by pet, which amount shall be paid no later than with the following month's rent.

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2. If, in the sole discretion of Owner or his agent, said pet becomes a nuisance, makes excessive noise, acts in a threatening manner, interferes with other tenants' quiet enjoyment of their units, or becomes a threat to public health or safety, then, at the written direction of Owner or his agent to the Resident, Resident shall, within five (5) days thereafter, remove said pet from premises or face legal remedies, including, but not limited to, termination of the Agreement to which this Exhibit applies.

3. Resident may have no more than _____ dog(s) or cat(s) or _____ bird(s). No pet offspring are allowed. However, pet offspring shall be permitted to remain on the premises until said offspring are weaned from their mother. Resident must provide proof of vaccination of pet, where same is required by law, for communicable diseases prevalent in species of pet, including, but not limited to, rabies. Dogs may be no larger than _____ inches tall (full-grown) and must weigh no more than _____ pounds at maturity.

4. Fish tanks may be no larger than _____ gallons. Birds must be caged at all times. No other animals, reptiles, or insects are permitted, including, but not limited to, livestock or farm animals, exotic or jungle animals, pigs, skunks, ferrets, monkeys, snakes, lizards, turtles, hamsters, and gerbils.

5. Resident agrees to abide by all applicable laws, community association covenants and rules and regulations regarding the keeping of animals or pets in the areas and locale of the premises, including, but not limited to, leash laws, licensing laws, and laws regarding vaccinations and inoculations.

6. Type of Pet: _____ Breed: _____ Name: _____

Age: _____ Weight: _____ Color/Markings: _____ License #: _____

Type of Pet: _____ Breed: _____ Name: _____

Age: _____ Weight: _____ Color/Markings: _____ License #: _____

Owner/Owner's Agent Initials: _____

Resident's Initials: _____



TENANT DISCLOSURE AND RELEASE

In connection with my tenant application with you, I understand that consumer reports which may contain public record information may be requested from StarPoint Screening, Pensacola, Florida. These reports may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records.

I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY STARPOINT TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I hereby authorize procurement of consumer report(s). If approved as a tenant, this authorization shall remain on file and shall serve as ongoing authorization for you to procure consumer reports at any time during my contract period.

Print Name

Social Security No.

Maiden / Other Names Used

Current Address (Street)

City, State, Zip Code

Date of Birth

Signature

Date