



What does Mitchell Properties consider in the Qualifying Process?

Residential History:

How have you treated your past landlords? (Mortgage Companies)
 How often did you pay late?
 How many times did you bounce a check?
 How well did you take care of the property?

Employment / Income:

Do you have a job?
 How long have you been at your current job?
 Will your employer verify the income you claim to make?
 Are there other sources of income?

Credit Report:

How have you paid your past obligations?
 Mitchell Properties can often offset a weak area by strengthening another...
 a larger Security Deposit may offset weak credit.

Fees: All Fees subsequently described must be paid in cash, cashier's check, money order—no personal or third party checks will be accepted; or, if you have a PayPal.com account, you may instantly send the fees to payments@mitchell-properties.biz (preferred method).

At Time Of Application	
Application Fee <i>(If Applicable)</i>	\$30 per adult or \$50 per married couple
Rental Deposit <i>(If Applicable)</i>	Applicable Rental Deposit (see next page)

At Time Of Move-In	
Security Deposit <i>(If Applicable)</i>	Up to Two months Rent, Not less than One;
Pet Deposit	Equal to ½ month's rent for the first pet, and additional \$100 per pet thereafter; the following breeds which will require a double security deposit and special insurance: Pit Bull, Dobermans, German Shepherds, Rottweilers, and Chows or any mix breed with the above lineages

Mitchell Properties

Application for Rental Property

PO Box 204200, Martinez GA 30917-4200, Phone: 706-951-2724, Fax: 563-405-6607

Rental Property Address _____
 Date to Occupy _____ Monthly Rent \$ _____
 Applying for a _____ month lease at \$ _____ per month.

Full Name	Social Security #	Birth Date	Relationship to Applicant
Applicant			
Spouse (co-applicant)			
All other residents and children			

Describe Pets (Breed, Weight, Name) _____
Should you have one of the following breeds: Pit Bull, Doberman, German Shepherd, Rottweiler, and any Chow Mix—please call Mitchell Properties for details on a special policy.

RESIDENTIAL HISTORY

Present Address _____ City _____ State _____ Zip _____
 Present telephone # _____ Length of time at present address _____
 Mobile telephone # _____ E-Mail Address _____
 Present Landlord / Mortgage Holder _____ Phone _____
 Monthly Payment \$ _____ Reason for Moving _____

Previous Address _____ City _____ State _____ Zip _____
 Previous telephone # _____ Length of time at previous address _____
 Previous Landlord _____ Phone _____
 Monthly Payment \$ _____ Reason for Moving _____

INCOME AND EMPLOYMENT VERIFICATION

Applicant's Employment _____ How Long? _____
 Employer's Address _____ City _____ Telephone # _____
 Position Held _____ Salary per month \$ _____
 Contact Name & Phone # _____
 Additional Income & Explanation _____
 Personal Checking Account Bank: _____ Account # _____

Spouse's Employment _____ How Long? _____
 Employer's Address _____ City _____ Telephone # _____
 Position Held _____ Salary per month \$ _____
 Contact Name & Phone # _____
 Additional Income & Explanation _____
 Driver's License State and #: Applicant _____ Spouse _____
 Personal Checking Account Bank: _____ Account # _____

In case of an emergency notify: _____ Phone _____ Relationship _____
Address _____ City _____ State _____ Zip _____

I found out about this rental through _____

Who should the Mitchell Properties Agent call to discuss this application?

Name _____ Phone # _____

RESERVATION AGREEMENT

It is my desire to have landlord take the property listed on the front of this application "off the market." For consideration of \$ _____ "Rental Deposit" paid toward the first month's rent of \$ _____ and an initial rental period of _____, landlord agrees to TAKE THIS PROPERTY OFF THE MARKET IF / WHEN YOUR APPLICATION(S) IS / ARE APPROVED.

IF I DO NOT QUALIFY under landlord standard underwriting requirements for residency, I understand THIS RENTAL DEPOSIT WILL BE REFUNDED.

IF I QUALIFY for this property, this Rental Deposit shall be APPLIED TO RENT.

I UNDERSTAND THAT IF I DO NOT TAKE OCCUPANCY AFTER BEING APPROVED BY PHONE, THIS RENTAL DEPOSIT SHALL BE FOREFEITED AS FULL LIQUIDATED DAMAGES.

THIS IS NOT A SECURITY DEPOSIT. The security deposit will be collected at the time of the "move-in inspection."

Record of Money Paid with Application

Application Fee \$ _____
(Non-Refundable)

Rental Deposit \$ _____

X

Applicant's Signature Date

X

Spouse (co-applicant) Signature Date

I/We hereby authorize Mitchell Properties to contact Credit Services, personal and credit references given herein, plus my/our employers to verify information I/We have given. I/We also authorize Mitchell Properties to report to credit service organizations any information relevant to my/our unsatisfied obligations. I/We understand that as a matter of practice, Mitchell Properties staff and the property owner may have access to applicants' credit information and authorize same. I/We acknowledge this application is the property of Mitchell Properties. I/We affirm that the information I/We have given in this application is correct.

X

Applicant's Signature Date

X

Spouse (co-applicant) Signature Date