

Instructions for Viewing, and Leasing a Home

Thanks for taking a moment to review the information to view a home and take steps to lease a property.

- If the property is on the website www.wolande.com; it's available.
- To **view** a property please **email** a copy of your driver's license to wolande1@gmail.com with the property address in the subject line. We will provide you with the keysafe code and turn the alarm off through the Internet.

QUALIFICATIONS & APPLICATION PROCESS:

- WE CHARGE \$35.00 APPLICATION FEE.
- We verify rental history by checking property ownership via county tax commissioner's website, i.e. www.gwinnetttaxcommissioner.manatron.com and sending a landlord verification form to the current owner or property manager.
- We verify employment by requesting from you a copy of your most recent pay stub with year to date information. If self-employed copies of your last 2-year tax returns are required.
- We also require monthly income of **AT LEAST 3 times** the monthly rent.
- We cannot approve an application if a dispossession, eviction or bankruptcy has happened in the **last 3 years**. If you have settled a prior account with a ZERO balance please contact our office at 404.462.5157.
- Criminal background checks are checked at various county and national websites, i.e. www.mugshots.com
- You may obtain your **FREE** credit report by going to www.annualcreditreport.com and provide the information with your application.
- You may fill out an electronic application at our website OR you may print one out and fax at 404.378.5221 or email us at wolande1@gmail.com.

APPROVAL:

- Once your application is approved, then we will both sign a "RESERVATION AGREEMENT" and you will pay a reservation deposit, which is approximately 90% of the monthly rent amount. This will take the property off the market and lock in your leasing the property. 100% of the reservation deposit will apply towards 1st month's rent; however, it is **NON-REFUNDABLE** should you not lease for whatever reason. Georgia Real Estate law states you cannot collect a security deposit until you do your move-in inspection.