

Sandalwood Apartments –Phase 1
115 White Park PL - Leasing Office
Dallas GA 30132
770-675-3420
sandalwoodphase1@gmail.com

RENTAL POLICY

Info: Rents range from \$ 865.00-\$895.00

Security Deposit is the same amount as your rent

Application fee is \$ 60.00

All units are 2 Bedroom 2.5 Bath 2 story Townhomes

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It is our residential policy to offer equal housing for all people regardless of race, color, religion, sex, national origin, handicap status, or any other state or locally protected classifications.

To be considered for residency, all adults (anyone over the age of 18) must fully complete a rental application to be processed by CSS Services Inc. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy an apartment. Roommates must apply and qualify separately.

All applicants are subject to approval through an outside Application Processing Agency. Approval/Denial is based on a point system, and includes the items listed below:

- **Income:** Gross Household verifiable income must equal a minimum of **\$2,400.00** per month.
- **Resident History:** Verification of good payment history of current and previous rental, **no evictions.**
- **Credit Score:** Applicant must have a Beacon credit score of **650** or higher.
- **Criminal Background:** We conduct a complete criminal history check through CSS Services. **Applicants with any felony conviction are not accepted.**
- **Pets:** are accepted with a **\$350.00** nonrefundable deposit.
- **Occupancy:** Maximum is 4 persons. **Lease holders must be a minimum of 21 years old.**
- **Vehicles** Vehicles must be registered with Landlord
- **Deposit:** based on rental rate

Applicant

Date

Applicant

Date

SANDALWOOD PHASE 1 APPLICATION - sandalwoodphase1@gmail.com

MOVE IN DATE _____

A \$40.00 **non-refundable** application fee (per applicant) is required for credit verification and investigation.

Instructions: A separate application must be filled out by each applicant (even if married). Completely fill out each section Sign where indicated.

PERSONAL

TO AVOID A DELAY ON THE PROCESSING OF YOUR APPLICATION: PLEASE PRINT CLEARLY (NO LIGHT INKS, GEL INKS OR PENCILS) & COMPLETE APPLICATION WITH AS MUCH INFORMATION AS POSSIBLE. THIS WILL ENSURE THAT YOUR APP WILL BE PROCESSED AS QUICKLY AS POSSIBLE BY THE SCREENING AGENCY !

Applicant First Name: _____ Last Name: _____

Cell #: _____ Telephone #: _____

Birth Date: _____ - _____ - _____ SSN: _____ - _____ - _____

Marital Status: Single Married Divorced

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

ADDRESS HISTORY

Present
Street Address: _____ Unit #: _____ City: _____

State _____ Zip Code: _____ Move in date: _____

Present
Landlord Name: _____ Phone #: _____ - _____ - _____ Rent \$: _____

Is present rent up to date? Yes No **Have you given notice?** Yes No Have you been asked to leave? Yes No

Previous
Street Address: _____ Unit #: _____ City: _____

State _____ Zip Code: _____ Landlord Name: _____

Phone #: _____ - _____ - _____ Rent \$: _____ Move in date: _____

Move out Date: _____ Did you give notice? Yes No

OCCUPANTS

Number to occupy unit: _____ (including yourself)

NAME	RELATIONSHIP	BIRTH DATE

PETS: Yes No If yes, give details (number, type & size) : _____

CARS

Make/Model/color #1: _____ License Plate #1: _____ State: _____

Lien Holder #1: _____

Make/Model/color #2: _____ License Plate #2: _____ State # 2: _____

Lien Holder #2: _____

SANDALWOOD PHASE 1 APPLICATION – sandalwoodphase1@gmail.com

EMPLOYMENT

Employer Name: _____ Work #: _____ - _____ - _____
Your Position _____ Monthly Income \$: _____
Street Address: _____ City: _____ Zip Code: _____
State: _____ Hire Date: _____ - _____ - _____ Full Time or Part Time: _____
Supervisor Name: _____ Phone: _____ - _____ - _____

INCOME

Current Income \$ _____ Weekly/Biweekly/Monthly/Yearly Source _____
Current Income \$ _____ Weekly/Biweekly/Monthly/Yearly Source _____

REFERENCES

Relative Name: _____ Relationship: _____ Phone: _____ - _____ - _____
Street Address: _____ City: _____ State: _____ Zip: _____
Non Relative Reference: _____ Phone: _____ - _____ - _____
Street Address: _____ City: _____ State: _____ Zip: _____
Emergency Contact Person: _____ Relationship: _____ Phone _____ - _____ - _____

Explain any "YES" answers on back of app with names and details.

- Has any signer ever been sued for bills? Yes No
- Has any signer ever been bankrupt? Yes No
- Has any signer ever broken a lease? Yes No
- Has any signer ever been sued for eviction? Yes No
- Has any signer owed money for an apartment Yes No
- Has any signer ever been convicted of a felony? Yes No

Applicant authorizes the owner to contact past and present landlords, employers, creditors, credit bureau, neighbors and any other sources deemed necessary to investigate applicant.

All the information is true, accurate and complete to the best of applicant's knowledge. **Owner reserves the right to disqualify tenant if information is not as represented.**

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME

Requested Move-In Date: _____

X _____
APPLICANT SIGNATURE

DATE

Sandalwood Apartments, Inc. - PHASE 1

115 White Park Place

Dallas, Georgia 30132

Telephone: 770-675-3420 • sandalwoodphase1@gmail.com

CRIMINAL & CRDIT BACKGROUND CHECK

I hereby authorize CsS Services, Inc. & Sandalwood Apartments, Inc. to receive and disclose any credit report and criminal history record and related information which may be obtained from sources such as state, local, and national criminal justice & consumer report databases. I further understand that CsS Services, Inc. & Sandalwood Apartments, Inc. will be using this information for the purpose of housing & have obtained this information from a third party source that is solely liable for its accuracy and completeness.

(PLEASE PRINT CLEARLY)

FIRST NAME: _____ MIDDLE: _____

LAST: _____

PRESENT STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

SOCIAL SECURITY NUMBER: _____ - _____ - _____

DOB: _____ - _____ - _____ SEX: M F

x _____

APPLICANT'S SIGNATURE

DATE

Unit #.....