

SUMMIT GROVE APARTMENTS
2340 Lawrenceville HWY, Decatur, GA 30033
404.634.8929
management@summit-grove.com

RENTAL REQUIREMENTS AND POLICY

1. Apartments are only shown to the prospects with a valid driver's license or other picture identification document.
2. Summit Grove Apartments units and community shall be used only for residential purposes and not for business or commercial purposes. Applicants, all occupants and all of resident's or occupant's guests, invitees and licensees must comply with the law.
3. Maximum number of occupants per unit is: 2 for one bedroom, 4 for two bedroom and 6 for three bedroom apartment.
4. The Summit Grove Apartments policy is not to rent apartments to applicant who:
 - owes money to or has damaged other rental property. (If there has been a dispute and it has been settled then the applicant must provide the proof of settlement in writing from the rental property);
 - has in his rental history dispossession or has been evicted;
 - has in his rental history more than three late rent payments and/or two or more non sufficient fund checks returned;
 - has felony criminal charges, either pending or convicted (If there has been a dispute and it has been settled, the applicant must provide the proof of settlement in writing from the appropriate court);
 - is found in the terrorist data base;
 - is found in the sex offenders registry.
5. All applications must be submitted on the Summit Grove Rental Application form together with a \$50.00 Application Fee in form of money order. Application Fee is non refundable. Applicants must fill all blank fields in the application form and attached documents. Incomplete applications will not be accepted. Application form and attached documents must be signed by all adults who will occupy apartment before it can be considered by Landlord.
6. Applicant must have verifiable income. Income must be equal to three times the amount of the monthly rent.
7. Applicant must have positive and verifiable references for the following: rental, employment, credit and all background check information. As part of processing applications a full credit report, rental history, criminal background and terrorist data base check will be submitted. Applications with no verified data will not be approved.
8. All rent and deposit monies must be paid, in full, before move-in. One full month's rent is required before move-in. All security deposits, pet deposits and full first month's rent must be submitted in the form of a money order. After move-in rent can be made with either a personal check or money order. No credit cards, electronic, business, or second party checks will be accepted. Personal checks must include printed name, present address with apartment number and phone number. No cash is ever accepted. All security deposits and pet deposits are 100% refundable when there is no damage and the apartment is well cleaned at the time of move-out.
9. Upon Landlord approval of the application the applicant must then sign the lease, pay all move-in monies and take possession of the apartment on the date stated on the application form. Applicants must have all utilities put into their name on or before the move-in date. If applicant fails to execute rental agreement or refuses to occupy premises on agreed date, all monies given shall be retained as liquidated damages. There will also be a charge of one month's rent. This is due to the fact that the apartment had been removed from advertisements thereby receiving no prospective traffic.
10. Upon moving in the community applicant must strictly comply with the Apartment Rental Agreement including Management Rules and Regulations (Exhibit A).

The undersigned Applicant(s) acknowledge(s) having read the understood the foregoing, and receipt of a duplicate original.

Applicant _____ Date: ___/___/2013

Co-applicant _____ Date: ___/___/2013