



Georgia Rental Group

Pre-Application Packet and Checklist

Gather your info before logging in for a faster process.

Applicant and Property Information

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Property: _____

Complete this packet before submitting your application. Each adult age 18 or older must submit a separate application and have a unique email address and phone number.

Step 1 - Pet Screening Required For Everyone

- Go to georgiarentalgroup.petscreening.com.
- Complete a Pet Screening profile before applying.
- If you do not have a pet, complete the No Pet profile.
- Use the same email address used on your rental application.
- I understand cats are not accepted.

Step 2 - Application Setup

- Each adult age 18 or older will submit a separate application.
- Each applicant has a unique email address and phone number.
- Application fee of \$50 per adult is paid and is non-refundable.
- Application must be complete before it can be reviewed.

Step 3 - Required Documents

- Valid driver license or photo ID uploaded.
- Last 2 months of pay stubs uploaded.
- Last 2 months of bank statements uploaded.
- Self-employed or 1099 applicant: last 2 years of tax returns uploaded.
- Pet Screening profile completed using the same application email.

Vehicle Information

Vehicle	Make	Model	Color	Tag / Plate Number
1	_____	_____	_____	_____
2	_____	_____	_____	_____

All vehicles are registered and disclosed on this application.



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Qualification and Fee Checklist

Review income, deposits, screening, and property condition before applying.
This is speed up your application process.

Income and Employment

- Household gross income is at least 3x the monthly rent.
- Employment is stable and can be verified.
- Bank account shows a positive balance.
- No recurring overdraft history.

Monthly Gross Income: _____

Employer: _____

Position: _____

Time Employed: _____

Automatic Denial Items

- No eviction within the last 5 years.
- No bankruptcy within the last 3 years.
- No unpaid utility balances.

Credit and Deposit Guide

- 640 or above = deposit equal to 1x monthly rent.
- 610-639 = deposit equal to 1.5x monthly rent.
- 580-609 = deposit equal to 2x monthly rent.
- 579 or lower = deposit equal to 2x monthly rent plus additional fees.
- Co-signer may be considered if needed. Qualified co-signer must have a minimum credit score of 700.

Estimated Credit Score: _____

Co-Signer Needed? Name: _____

Co-Signer Phone: _____

Co-Signer Email: _____

Roommates and Property Review

- Three or more unrelated adults are considered roommates.
- For 3-bedroom homes with 3 or more roommates, a 2x monthly rent deposit may be required.
- Property has been viewed in person or a Sight Unseen Addendum will be signed.
- I understand properties are leased as-is unless otherwise agreed in writing.

Questions About Fees

If you have questions about application fees, deposits, pet fees, lease processing fees, or any amount due, please call or text Sandra Watkins at 770-324-3680 or Jill Leonard at 404-317-4218 before submitting.

I understand I can call or text Sandra or Jill with questions about fees.



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Pet Information, Fees, and Final Certification

Complete this page for any pets, animals, or no-pet profile acknowledgment.

Pet Information

Pet	Type	Breed	Weight	Pet Name	Paw Score
1	_____	_____	_____	_____	_____
2	_____	_____	_____	_____	_____
3	_____	_____	_____	_____	_____

I do not have pets and completed the No Pet profile.

Pet Fees and Monthly Pet Rent

- I understand there is a \$475 one-time non-refundable pet fee per approved pet.
- 1 Paw = \$40/month per pet.
- 2 Paw = \$35/month per pet.
- 3 Paw = \$30/month per pet.
- 4 Paw = \$25/month per pet.
- 5 Paw = \$20/month per pet.
- Birds: small birds \$10/month per cage; large birds \$25/month per cage.
- Caged pets such as hamsters, reptiles, ferrets, amphibians, etc. = \$10/month per pet.
- Fish tanks over 10 gallons = \$10/month per 10 gallons, maximum 50 gallons unless approved.
- Farm, exotic pets, and fish tanks over 50 gallons are case-by-case.



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Notes / QUESTIONS

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