



280 Northern Ave  
Avondale Estates, GA 30002

## RESIDENT QUALIFICATIONS

We are pleased that you are considering making your home with us. We are proud of our community, and believe you will be also. Our selection criteria for qualifying applicants are as follows:

Non-related adults must complete individual applications.

An Applicant must have sufficient verifiable income to demonstrate their ability to pay the rent and meet their other obligations.

A credit and criminal background check is processed on all adult applicants. Management will review any negative credit. Based upon this review, a higher deposit may be required or the application may be declined.

Any amounts owed to other apartment communities, previous residences or utility companies must be paid in full prior to approval.

Negative criminal items **MUST** be at least seven years old and will be reviewed by management. Felonies of any kind will result in automatic rejection.

Each adult family member must present a social security card and a Federal/State photo ID.

Falsification of information on the application will result in an automatic rejection.

A \$25 application fee must be paid prior to processing your application. Once approved, you must provide your security deposit before being assigned an apartment.

## STATEMENT OF NON-DISCRIMINATION

We will not, on account of race, color, age, religion, creed, disability, or familial status deny any applicant the right to apply for residency, nor deny any eligible applicant residency.

X \_\_\_\_\_  
Applicant Signature

# Application for Lease



280 Northern Ave  
Avondale Estates, GA 30002

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Birthdate      SSN      Married/Single/Separated

\_\_\_\_\_  
Current Address

\_\_\_\_\_  
City      State      Zip

\_\_\_\_\_  
Current Apartment Complex (or OWN)      Phone #      Monthly Rent

\_\_\_\_\_  
Home Phone      Work Phone      Cell      email address

\_\_\_\_\_  
Reason for Moving

\_\_\_\_\_  
Prior Address      City      State      Zip

\_\_\_\_\_  
Employer      Supervisor      Phone Number

\_\_\_\_\_  
Time with Employer      Job Title      Gross Monthly Salary

\_\_\_\_\_  
Spouse or Co-Applicant Name

\_\_\_\_\_  
Birthdate      SSN      Married/Single/Separated

\_\_\_\_\_  
Current Address (if different than primary applicant)      City      State      Zip

\_\_\_\_\_  
Employer      Supervisor      Phone Number

\_\_\_\_\_  
Time with Employer      Job Title      Gross Monthly Salary

\_\_\_\_\_  
# of Children      Names & Ages

\_\_\_\_\_  
Pets (yes/no)      Kind and Breed      Weight

\_\_\_\_\_  
Emergency Contact Info (names & phone numbers)

\_\_\_\_\_  
Car 1 make & model      tag      Car 2 make & model      tag

\_\_\_\_\_  
How did you hear about Oak Creek (if a resident, please give name and apartment number)

It is understood that if I cancel my prelease prior to accepting an apartment assignment and move-in date, the deposit will be returned or refunded in full. If I accept an apartment assignment and move-in date then cancel the prelease agreement, there will be a Seventy Five Dollar (\$75) charge. All applications are accepted subject to the approval of Lessor and subject to the delivery of the premises by the Lessor.

\_\_\_\_\_  
Applicant 1 Signature      Date      Applicant 2 Signature      Date

**(web) For Office Use Only**

Unit Type \_\_\_\_\_ Apt # \_\_\_\_\_  
Rent \_\_\_\_\_ Utilities \_\_\_\_\_  
Move In Date \_\_\_\_\_  
Marketing Source \_\_\_\_\_  
Leasing Agent \_\_\_\_\_  
Lease Dates \_\_\_\_\_

# Application for Lease Credit and Criminal Authorization



280 Northern Ave  
Avondale Estates, GA 30002

Print Full Legal Name

SSN

Current Address

City

State

Zip

## Authorization for Oak Creek Apartments Management to verify Rental Application and Obtain Credit Report

I understand that the Management of Oak Creek Apartments will rely on the information provided in making a decision to accept, conditionally accept, or deny my rental application. Applicant authorizes Management and its agents to verify the information provided by obtaining my credit file, rental history, employment information, and contacting my current and former employers and landlords. Applicant releases Management and any third-party who provide information to verify this application from all liability, claims, and lawsuits with regard to the information obtained, regardless for the source. Applicant agrees to indemnify and hold harmless Management, its agents, current or prior employers, and all other persons whomsoever who provide information regardless of whether the information provided is positive or negative.

Applicant Signature

Date

## Criminal Background Investigation Consent

I hereby Authorize Oak Creek Apartments through Renters Reference Services, Inc., the Dekalb County Criminal Justice System and/or any other information source to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency in Georgia, any other State, or any other Country.

Applicant Signature

Date