

Instructions for Viewing and Leasing a Home

Thanks for taking a moment to review the information below to lease a property.

If the property is on this website, it's available.

- To **view** a property please use your camera phone and **email** a copy of your driver's license to: wolande1@gmail.com or text it to 404.246.8881

with the property address in the subject line. We will provide you with the keysafe code and we will turn the alarm off through the Internet.

QUALIFICATIONS & APPLICATION PROCESS:

- The application fee is \$35, which is handled as follows...
- **Provide me your email address** and it will be sent to:

WWW.MYSMARTMOVE.COM

They will email you and collect the fee. MySmartMove ® will approve and/or decline the application based on a TransUnion ® credit report, rental history, evictions, foreclosures, bankruptcy and other criteria. Your SS# and account information you provide to MySmartMove ® is not shared with our company.

APPROVAL:

- Once your application is approved, you and Wolande Mgmt Group will both sign a "RESERVATION AGREEMENT" (please see it at www.wolande.com) and you will pay a reservation deposit, which is equal to **one** month's rent. 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 the property management can not collect a security deposit until a move-in inspection is completed.

Wolande Mgmt. Group, Inc.
Application Requirements

Equal Housing: Wolande is committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap, familial status, or other protected status. Wolande welcomes qualified and approved Section 8 voucher holders on some of their properties.

Falsification of application: Any falsification in Applicant's paperwork will result in the automatic denial of Application.

Credit: A credit report will be completed by MYSMARTMOVE © on all applicants to verify credit ratings. Income plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels. Unfavorable accounts which will negatively influence this score include, but are not limited to: **collections, charge-off, repossession, and current recent delinquency; and open bankruptcies will result in an automatic denial of the application.**

Refer Credit Recommendation: occurs on applicants with little or no credit history. In such cases, additional checks for rental and income/employment will be completed. If the criteria are met in these checks, an additional deposit will be required. On rental history, applicant must have 6 months of positive rental history within the past 18 months. When no rental history exists, an additional deposit is required. A criminal background check must be approved before further approval consideration is given.

Income: Gross income for all applicants in one home will be combined and entered into the credit scoring model for income eligibility. All applicants will be asked to produce consecutive and most-recent pay stubs for the last 4 weeks from Application Date. If handwritten pay stubs are supplied, the documents must be validly notarized. Applicants must have a minimum combined gross income of 3 times the monthly rent. Additional sources of verifiable income may be considered. These sources may include: child support, grants, pensions, GI benefits, disability, trust funds, social security and savings accounts.

Employment: If applicant is to begin work shortly, the applicant must provide a "letter of intent" to hire from the employer.

Self Employment or Retired: Such applicants must provide the previous year's income tax return and the previous two month's bank statements, or twelve months of financial statements and must exhibit no negative references. **Applicants not having verifiable rental or mortgage history will have to pay an additional deposit equal to one month's rent.**

Pets: Only one animal is allowed per home. Animals must be no less than six (6) months of age. A \$25/month pet rent and a \$200 Non-Refundable Pet deposit is required. You will also be required to carry renter's insurance naming Wolande as additional insured. This is required at lease signing.

The following Dogs are consider by our insurance company "Breeds of Concern" and are **not permitted:** Akita, Bullmastiff, Chow, Alaskan Malamute, Doberman, Husky, Presa Canario, Staffordshire Terrier, Wolf Dog/Wolf Hybrid, Bull Terrier, Pit Bull Terrior, Rottweiler or any combination or breed lineage.

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