



Cozy Nest Properties, LLC
RENTAL APPLICATION/ Lease
Agreement

PROPERTY ADDRESS: _____

CITY, STATE, ZIP: _____

MOVE-IN DATE : _____

RENT/DEPOSITS AND OTHER FEES

RENT \$ _____ SECURITY DEPOSIT \$ _____

PET DEPOSIT \$ _____ (NON-REFUNDABLE) PET FEE \$ _____

KEY FEE \$ _____ LOCKOUT FEE \$ _____

EVIDENCED BY: CASH _____ CHECK _____ CASHIER'S CHECK _____ MONEY ORDER _____

APPLICANT INFORMATION

APPLICANT: _____

HOME PHONE : _____ OTHER PHONE: _____

EMAIL: _____ SSN: _____

DL#: _____ STATE _____ BIRTH DATE _____

CURRENT ADDRESS: _____

CITY, STATE, ZIP: _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE : _____ FAX : _____ EMAIL ADDRESS: _____

HOW LONG(?): _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING: _____

PRIOR STREET ADDRESS: _____

CITY, STATE, ZIP: _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE : _____ FAX : _____ EMAIL ADDRESS: _____

HOW LONG(?): _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING: _____

CURRENT EMPLOYER: _____

PROOF OF INCOME LAST FOUR PAY STUBS BROUGHT IN AND PLACED ON RECORD

HOW LONG(?): _____ EMPLOYED AS: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE : _____ FAX: _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

OTHER INCOME: SOURCE _____ AMOUNT: \$ _____

PRIOR EMPLOYER (IF LESS THAN 3 YEARS): _____ PHONE : _____

HOW LONG? _____ EMPLOYED AS: _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

CREDIT REFERENCES: BANK _____ ACCT. # _____

PERSONAL REFERENCES:

1. NAME: _____ PHONE : _____

EMAIL: _____ RELATIONSHIP: _____

2. NAME: _____ PHONE : _____

EMAIL: _____ RELATIONSHIP: _____

CO-APPLICANT INFORMATION

CO-APPLICANT: _____

HOME PHONE : _____ OTHER PHONE: _____

EMAIL: _____ SSN: _____

DL(#): _____ STATE: _____ BIRTH DATE: _____

CURRENT ADDRESS: _____

CITY, STATE, ZIP: _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE : _____ FAX : _____ EMAIL ADDRESS: _____

HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING _____

PRIOR STREET ADDRESS: _____

CITY, STATE, ZIP: _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE : _____ FAX : _____ EMAIL ADDRESS: _____

HOW LONG(?): _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING: _____

CURRENT EMPLOYER: _____

HOW LONG(?): _____ EMPLOYED AS _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE : _____ FAX: _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

OTHER INCOME: SOURCE _____ AMOUNT: \$ _____

IF YOU CHANGE EMPLOYMENT WE MUST BE NOTIFIED

PERSONAL REFERENCES:

1. NAME: _____ PHONE : _____

EMAIL: _____ RELATIONSHIP: _____

2. NAME: _____ PHONE : _____

EMAIL: _____ RELATIONSHIP: _____

VEHICLE INFORMATION

AUTOMOBILES:

MAKE _____ MODEL _____ LIC PLATE _____ STATE _____ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC PLATE _____ STATE _____ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC PLATE _____ STATE _____ YR _____ COLOR _____

OTHER OCCUPANTS

IN ADDITION TO APPLICANT(S), OTHER PERSONS TO BE AT PREMISES:

NAME/RELATIONSHIP/AGE/OCCUPATION

PETS

PETS? (Y/N) _____ HOW MANY? Cats _____ Dogs _____ Other _____

IF YES, PLEASE COMPLETE THE PET APPLICATION AND SUBMIT IT WITH THE RENTAL APPLICATION.

OTHER INFORMATION

HAS ANY APPLICANT EVER FILED BANKRUPTCY? _____ GIVE DETAILS: _____

HAS ANY APPLICANT EVER BEEN EVICTED? _____ EXPLAIN: _____

HAS ANY APPLICANT EVER WILLFULLY REFUSED TO PAY RENT WHEN DUE? _____ EXPLAIN: _____

HAS ANY APPLICANT OR OCCUPANT EVER BEEN CONVICTED OF A GROSS MISDEMEANOR OR FELONY?

YES _____ OR NO _____ IF YES PLEASE EXPLAIN _____

HOW LONG DOES APPLICANT PLAN TO LIVE HERE? _____ DOES APPLICANT PLAN TO USE LIQUID FILLED

FURNITURE? _____ TYPE _____

DOES ANYONE IN THE HOUSEHOLD SMOKE? Y/N _____

EMERGENCY CONTACT

APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP : _____ PHONE : _____

CO-APPLICANT IN CASE OF EMERGENCY TO NOTIFY: _____ PHONE: _____

Application is hereby made to premises described as;

The first month's rent and security

deposit must be paid before moving in. The deposit will be returned after the tenant moves out if; Tenant gives 30 days written notice in advance of moving - The residence and grounds are left clean and in good condition - and all appliances, furniture and anything else that was furnished has been abused or is missing. Any remaining deposit will be refunded after the inspection of the property is made by the property manager.

Each tenant agrees to be responsible for any damages to the premises caused by themselves or family/visitors allowed on the premises by the tenant. The tenant is responsible for paying all utilities.

Each tenant is a tenant at will. If the tenant starts a new month in the property they are responsible for that month's rent. **ONLY PEOPLE LISTED ON THE LEASE CAN LIVE IN THE RENTED PROPERTY. NO ONE ELSE IS ALLOWED WITHOUT PERMISSION FROM THE LANDLORD.**

(PAYING RENT ON TIME)

ALL RENT DUES BY THE FIRST 1ST DAY OF THE MONTH. (REGARDLESS OF WHEN YOU MOVED IN) ALL RENT WILL BE CONSIDERED LATE BY THE (10TH) DAY OF THE MONTH. RENT NOT PAID BY THE 10TH YOU WILL HAVE A 20% LATE FEE ADDED!!! LATE RENT NOT PAID BY THE FIRST DAY OF THE NEXT MONTH WILL RESULT IN AN **EVICTION NOTICE!**

Rental payments can be made in person or be mailed to: 980 S US HWY 301, Jesup, GA 31546.

If you are paying rent in person it needs to be in our business hours which is 8-5 Monday through Friday. There is a drop box by the front door if you need to pay your rent after hours. I just ask you to put it in an envelope with your name and address to be sure we apply to your account. We now offer online rental payments through our website (www.cozynestproperties.org) all you would need to do is setup up an account and input your information and which address you are renting. You can also pay with debit or credit card there's just a 3% fee if you do so.

THERE WILL BE A \$50.00 FEE FOR ANY RETURNED CHECKS!

ALL TENANTS ARE RECOMMENDED TO OBTAIN RENTERS INSURANCE

Applicant's Signature: _____ Date: _____
Co-Applicant's Signature: _____ Date: _____

Rules and Regulations

If you move in on a day other than the First (1st) The next month's rent will be prorated.

(SUB-LEASE, BUSINESS, PAINTING, ETC.)

The tenant may not sublease or permit persons other than those listed in the agreement to reside at the named location without written consent. The tenant will not paint, stencil or wallpaper any surfaces in the residence without written permission, and in doing so will automatically forfeit the Rental Deposit. The tenant will pay for the residence to be repainted. The tenant will not add, change or remove any locks on doors or windows without written consent of the landlord. It is also understood that no home or commercial business will be conducted from the property as well as NO SMOKING inside of the residence.

The tenant shall permit agents and workmen to enter the residence with liability to inspect the premises or to make repairs. This residence is covered with fire insurance. Tenants contents are NOT covered for fire theft, or damages. THE PROPERTY OWNER IS NOT RESPONSIBLE FOR ANY INJURY OR DEATH THAT OCCURS ON THE PROPERTY

(FIGHTING OR LOUD NOISE)

Tenant's, family and guests shall not fight, cause trouble, make or permit loud noise, parties or otherwise disturb others in the immediate area, No obnoxious or drunken behavior, cursing or yelling is allowed. The property or premises is not to be used for unlawful, improper or offensive purposes.

IF THE LAW HAS TO COME FOR ANY REASON, ON MORE THAN ONE OCCASION, ***YOU WILL BE EVICTED***

ALL VEHICLES WHICH ARE NOT IN RUNNING CONDITION WILL BE TOWED (AFTER A 30 DAY NOTICE)

AT THE TENANTS EXPENSE. Tenants will not leave junk vehicles, trash, old appliances, mattresses or rubbish of any kind outside the residence. All sidewalks, driveways, entry ways, etc. will be always kept open, DO NOT BLOCK THEM.

A trash can is provided for trash, Garbage or Rubbish. USE IT. The tenant must make sure the trash, etc. goes into the trash can — NOT ON THE GROUND. Mattresses, large appliances or any other large items need to be disposed of and it is the responsibility of the tenant to do so.

Tenant(s) agree to keep premises inside and out clean and free from trash. Tenant(s) will be responsible for keeping the yards cut and maintained. Tenant(s) will keep all bathrooms, sinks, toilets and any other plumbing clean and free of debris of any kind. DO NOT POUR GREASE IN SINK OR DRAINS. Do not put toys, diapers, condom s, paper towels, tampons, etc. in sinks or toilets.

TENANT WILL KEEP THE RESIDENCE CLEAN. DO NO HANG ANY LAUNDRY, CLOTHING, SHEETS, ETC., FROM ANY DOOR, WINDOW, RAIL, PORCH OR BALCONY, NOR AIR OR DRY ANY OF THE SAME WITHIN ANY YARD AREA OR SPACE.

NO ILLEGAL ACTIVITIES of any kind are permitted inside or outside the property. Including but not limited to:” Buying or selling Drugs, smoking or using any illegal substances, drunken rage, buying or selling stolen goods, prostitution, etc. IF ANYONE IS SUSPECTED OF ANY ILLEGAL ACTIVITIES, YOU WILL BE EVICTED.

Tenants are responsible for any and all damage or destruction to the residence including damage to walls, doors, floors, carpet, windows, etc.

Tenant is responsible for keeping the residence clean and free of rodents, trash etc. IF YOU KEEP YOUR RESIDENCE CLEAN IT WILL KEEP RODENTS AND INSECTS AWAY. If roaches/rodents are found within the residence, treatment will be at the tenant's expense. NO PETS OF ANY KIND ARE ALLOWED INSIDE OR OUTSIDE THE RESIDENCE OR ON THE PREMISES. UNLESS APPROVED BY THE LANDLORD AND A PET DEPOSIT OF \$500 IS REQUIRED. IF YOU HAVE A PET AND HAVEN'T PAID YOUR PET DEPOSIT WILL RESULT IN IMMEDIATE EVICTION AND LOSS OF DEPOSIT. OUTSIDE DOGS MUST BE IN A KENNEL & NOT TIED UP.

Tenants will abide by and be bound by any and all rules and regulations affecting the premises. These may be changed by the landlord if the need arises, and new leases will be given to the tenants to sign.

PLEASE NOTE THE ABOVE LISTED RULES AND REGULATIONS ARE GROUNDS FOR EVICTION According to Georgia Law, the eviction notice does not have to be written, it can be given orally. If an eviction notice is given and the tenant refuses to move out of the home or pay the rent that's due, then the landlord can file an affidavit with the court to begin the Eviction Lawsuit. The Eviction Lawsuit is also called a Dispossessory Proceeding (See GA. Code Ann. 44-7-50).

Applicant Name

/ /

Date

Applicant Signature

/ /

Date

Co- Application Name

/ /

Date

Co-Applicant Signature

/ /

Date

Cozy Nest Properties, LLC Owner/Operator

/ /

Date