

**Lyda Enterprises**  
**P. O. Box 382**  
**Hamilton, Georgia 31811**  
**706-628-7367 phone    706-628-0128 fax    706-662-9910 cell**

**Application Process and Authorization for Credit/Background Check**

**Lyda Enterprises** uses a thorough screening process. Please review the following list of criteria. If you feel you meet these standards, please apply for residency with us.

Note: We provide equal and fair housing opportunities. We do not discriminate against race, color, national origin, religion, familial status, or handicap.

**Application Screening Criteria**

**A complete application:** If a line is not filled in (or the omission unexplained), we will return the application to you for completion.

**A verifiable rental history:** It is your responsibility to provide necessary information that allows us to contact your past Landlords. You must have a history of paying your rent on time, have given proper notice, and must not owe any money to your Landlord. If we are unable to verify your previous Landlords and/or references, we reserve the right to deny your application.

**Income and resources:** Verifiable gross monthly income must be a minimum of 3.5 times the monthly rent and fixed monthly obligations may not exceed 25% of such income. A co-signor (parent or legal guardian) must satisfy these same income requirement for full time students. Verifiable income shall include income confirmed by an employer, trust officer, or self-employed persons through two (2) years prior tax returns.

One piece of identification must be shown; we require a photo I.D. (a driver's license or photo identification card issued by the state or federal government.)

**You will be denied if:**

You misrepresent any information on the application. In general, if misrepresentations are found after the Rental Agreement, your Rental Agreement will be terminated.

Your credit report reflects accounts that are not current, Management reserves the right to require additional deposit if past payment history is unacceptable.

Previous landlords report significant complaints, levels of non-compliance activity, including, but not limited to:

- Repeated disturbance of the neighbors peace
- Reports of gambling, prostitution, drug dealing and/or drug manufacturing
- Damage to property beyond normal wear and tear
- Reports of violence or threats to landlords or neighbors
- Allowing persons, not on the lease to reside at the residence
- Failure to give proper notice when vacating the property
- Failure to timely pay rent
- Previous landlord would be disinclined to rent to you again for reasons pertaining to the behavior of yourself, your pets, or others allowed on the property during your residency.
- In the past seven (7) years you have been convicted for any type of crime that would be considered a serious threat to rental property or neighbor.

I acknowledge my understanding of the above processing and screening criteria

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Rental Agreement:** If you are accepted, you will be required to sign a Rental Agreement in which you will agree to abide by the policies of the rental property. Please read the Rental Agreement carefully, as we take each and every part seriously. It has been written to protect the rights of both the residents in the community and owners of the community.