



## **Braden Fellman Group, Ltd.**

931 Ponce de Leon Avenue NE

Atlanta, GA 30306

404-876-6432

### **QUALIFICATIONS FOR RESIDENCY**

Updated November 11, 2008

Thank you for considering Braden Fellman Group, Ltd. as your future property management company. The following are the guidelines that we follow while processing your application:

#### **EMPLOYMENT:**

- Must have verifiable stable employment for the past 24-month period.
- Your monthly gross income must be at least three (3) times the monthly rental amount.
- In a roommate situation the combined monthly gross income must be at least three (3) times the monthly rental amount.
- An increased deposit or a co-signer may be considered for students.

#### **PREVIOUS RENTAL HISTORY:**

- Must have 24 months of positive, verifiable rental history. If there is no rental history a co-signer may be considered.
- Negative rental history may result in a declined application.

#### **CURRENT & PAST CREDIT HISTORY:**

- A credit report will be generated for each individual application being processed.
- A negative credit rating may result in a declined application.
- Bankruptcy(s) may result in a declined application.

#### **FEES & DEPOSITS:**

- A non-refundable \$45.00 application-processing fee (\$25.00 at Commons of East Lake, Kirkwood Flats and Arbors of East Atlanta) is due with your application.
- A \$450.00 security deposit is required to take the apartment off the market (\$250.00 at Spanish Oaks, Boulevard Place, Inman Court, Collier Flats, Commons of East Lake, Kirkwood Flats, Arbors of East Atlanta, Springdale and Hillcrest).
- If you have a cat, there is a \$200.00 charge (\$100.00 refundable pet deposit and a \$100.00 non-refundable pet fee).
- If you have a dog please contact the office for details on deposit and fees due upon move in. Dogs are **NOT** accepted at Ponce properties, 900 Peachtree, Andrews Court, 904 Ponce, and Highland Oaks. Mattress Factory Lofts allows dogs in select units.  
\*\*All pets are subject to approval by management.

Initials: \_\_\_\_\_

