



Braden Fellman Group, Ltd.
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QUALIFICATIONS FOR RESIDENCY

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.
- Evictions, foreclosures, and repossessions will result in a declined application.

FEES & DEPOSITS:

- A non-refundable \$45.00 application-processing fee
- A \$450.00 security deposit is required to take the apartment/loft off the market.
- If you have a cat, there is a \$200.00 pet deposit of which \$100.00 is refundable upon move-out.
- If you have a dog (only accepted at Oak Pointe Apartments, Inman Court, Kirkwood Flats, Collier Fats, 351 Hillcrest Apartments, Arbors of East Atlanta, Commons of East Lake) please contact property managers for details on dog deposit fees upon move-in.

