

**ALBANY REALTY COMPANY
1212 DAWSON ROAD
ALBANY, GEORGIA 31707
PHONE 229 883-6100 FAX 229 883-6136**

Criminal Background Check Only

**There is a \$10.00 application fee for Criminal background checks.
A background check will be performed on all occupants 18 and older
Application fees are NON- REFUNDABLE unless applicant withdrawns application
BEFORE a credit check/ back ground is run**

**ANYONE WHO PROVIDES FALSE INFORMATION ON THE RENTAL APPLICATION WILL
BE AUTOMATICALLY REJECTED.**

Signature: _____ Date _____

Applicant name: _____

Address of the property applicant is applying for: _____

TENANT SCREENING CONSUMER REPORT DISCLOSURE

Name: _____
Address: _____
City: _____ State: _____ Zip: _____

This notice is to inform you that all of the following CHECKED items will be considered to determine your eligibility for residency:

- Social Security Number validation, including verification of matching birth date
- Previous or alternate names
- Previous addresses
- Criminal records, including county, state, OFAC/Patriot Act, and Sex Offender Registry
- Civil records, including bankruptcies, liens, judgments, and evictions
- Verification of current employment
- Verification of previous rental history or reference
- Satisfactory level of credit worthiness based on your credit report and FICO score

Derogatory information found while researching any of these items may result in denial of your application, or the requirement of an increased deposit, qualified guarantor, last month's rent, increased monthly rent, and/or other measures to secure your residency.

To investigate your background and/or credit, a Consumer Report will be obtained from:

Equifax
PO Box 740241
Atlanta, GA 30374
1-800-685-1111

The Consumer Reporting Agency's role is to provide us with character background related information about you. Therefore, they will be unable to supply the reasons why you may be denied residency.

Should you be denied or required to additionally secure your residency, you have the right to request a copy of your consumer report free of charge, within sixty (60) days from the date you receive an Adverse Action Notice. You also have the right to dispute the accuracy or completeness of any item on your consumer report by contacting the Consumer Reporting Agency using the information displayed above.

Signed: _____ Date: _____
Company: _____

Albany Realty Company
1212 Dawson Road
Albany, GA 31707

Criminal History Records Consent Forms

The undersigned individual hereby authorizes Albany Realty Company to receive any criminal history record information pertaining to me, which may be in files of any state and/or local file.

The information below must be completed by all applicants 18 years of age and older.

Please print clearly

Date: _____

Full Legal Name: _____

Full Address: _____

Apt # _____

Zip Code _____

City: _____ State: _____

Sex: _____

D.O.B. _____ SSN: _____

Applicants Signature: _____

I, give Albany Realty Company, it's employees and/or agents consent" to contact me at any/all phone numbers; including cell phone numbers (by calling, text message, or email), for purposes connected with my lease account.

I hereby make application for a rental and certify that this information is correct. I authorize you to contact any reference that I have listed, to verify and previous rental addresses that may be listed on my credit report, conduct a criminal background check, and/or run a credit check. If application is approved and a deposit is paid the rental property is then taken off the market. The security deposit fee will be non-refundable after 2 business day, should the applicant not lease the property. I understand that any information provided on this application that proves to be false will be grounds for termination of my lease agreement.

APPLICANT'S SIGNATURE: _____

DATE SIGNED: _____