

Hostess City Properties, LLC  
7505 Waters Ave., Suite A-3, Savannah, GA 31406  
(912) 441-5577 – Jimmy or (912) 224-2203 - Trish

## Rental Application Instructions

1). Each Adult (18 years and older) must complete a Rental Application regardless of whether or not this individual is on the signed Lease Agreement.

2). Submit \$45 per Rental Application and send to Hostess City Properties, LLC at:

Fax: (912) 354-3379

Email: [jimmycaparelli@gmail.com](mailto:jimmycaparelli@gmail.com)

Mail: 7505 Waters Ave., Suite A-3, Savannah, GA 31406

Deliver: 7505 Waters Ave., Suite A-3, Savannah, GA 31406

***\* \$45 per applicant Payable by check, cash or Paypal (send to: [paypal.me/jimmycaparelli](https://www.paypal.com/paypalme/jimmycaparelli)). A Paypal invoice can be sent to you if you prefer. Please note, no application will be processed or considered until application is completed in its entirety and correct fee(s) are received.***

3). Hostess City Properties, LLC (“Landlord”) uses E-Renter USA to verify information from your Rental Application and to obtain consumer or investigative credit reports, criminal background reports, and/or eviction records.

Landlord provides E-Renter USA certain parameters for prospective tenants. Landlord does not see nor is made aware of your specific credit report or credit score. Landlord is only told whether prospective tenant meets screening requirements.

4). Once Landlord submits screening request, you will receive an email notification from E-Renter USA with your private E-Renter link. The screening process will not start until you go to the link, verify some personal information, and pay \$2.49 directly to E-Renter USA. This fee is required to be sure of your participation in the process and to help reduce identity theft and fraud. See next page for E-Renter details.

5). Landlord will notify you directly once the screening process is complete. If approved, you will receive a copy of the Lease Agreement to review, sign and submit with the necessary security deposit(s).

6). Move-In Inspection to be done by Tenant and Landlord or Landlord’s agents.

Thank you for your interest in the property at: 305 Kensington Drive, Savannah, GA 31405



# CONGRATULATIONS!

**Finally!**  
**A landlord who cares about having the right person in the property.**  
**PLUS, E-Renter Tenant Screening**  
**protects you, your personal information, & your identity!**

E-Renter's cutting edge services help put great tenants in great properties

- Peace of mind knowing tenants are screened
- Only this landlord sees this screening report
- Look over your info before it is used to screen you

## The Simple E-Renter process:

- You fill out a rental application
- You sign consent for the landlord to have your information
- Landlord gives your information and consent to us
- You get your private E-Renter link
  - Sent to you in an email, if you have one
  - Your landlord can provide it to you
- Go to the E-Renter link to start your screening
  - If you do not have a computer at home, E-Renter can be reached on any public computer, such as your local library.
  - If that is not a possibility, perhaps your landlord might even allow you to use their computer.
- Arrange payment of ~~\$1.99~~ <sup>\$2.49</sup> for this part of your application. *This fee is required to be sure of your participation in this process (to reduce identity theft and fraud).* You can pay by:
  - Credit card
  - Debit cards (if they have the Visa or MasterCard logo)
- Your landlord will be notified when you are approved, or you will be notified if you are not approved.

# RENTAL APPLICATION

Hostess City Properties, LLC  
7505 Waters Ave, Ste A-3, Savannah, GA 31406  
(912) 441-5577 or (912) 224-2203

Each Adult (18 or older) must complete separate application  
There is a \$45.00 non-refundable fee per applicant  
Photocopy of legal photo ID is required for each applicant  
Photocopy of most recent pay stub for each applicant

## PRINT NEATLY TO PREVENT PROCESSING DELAYS

Property Applying For: 305 Kensington Drive, Savannah, GA 31405 Monthly Rent: \$  
Requested Move-In Date: \_\_\_\_\_

First Name: \_\_\_\_\_ Middle Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
SSN: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_ Issue Date: \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Work: \_\_\_\_\_ Home: \_\_\_\_\_  
Text Messaging Service on Cell ☐ Yes ☐ No  
Email Address(s): \_\_\_\_\_

### List ALL additional occupants – including minor children.

Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____

### List all Pets or Animals – Type / Breed / Weight / Age / Neutered / Spayed / \*\* include picture

### List all Employers in last 5 years (use separate piece of paper if more space needed)

**Current Employer:** \_\_\_\_\_ Position: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_ Income: \_\_\_\_\_ per ☐ Week ☐ Month ☐ Year

**Previous Employer:** \_\_\_\_\_ Position: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_ Income: \_\_\_\_\_ per ☐ Week ☐ Month ☐ Year  
Reason for Leaving: \_\_\_\_\_

Other Verifiable Income not listed above \_\_\_\_\_

### List all Addresses in last 5 years (use separate piece of paper if more space needed)

**Current Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Mortgage Company or Landlord: \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_ Mortgage/Rent Payment \$: \_\_\_\_\_  
Reason you will be Leaving: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Mortgage Company or Landlord: \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_ Mortgage/Rent Payment \$: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

## Credit and Debt Information

	Creditor Name(s)	\$ Amount Owed	\$ Monthly Payment
Mortgage(s)			
Auto Loan(s)			
Personal Loan(s)			
Credit Card(s)			
Other Loan(s)			

## Financial Information

	Bank / Financial Institution Name	Balance
Checking Account(s)		
Savings Account(s)		
Investments / Retirement Plan(s)		
Other		

The following questions pertain to you AND any other proposed occupants:

- 1). Have you ever been evicted? ☐ Yes ☐ No      Foreclosure/Repossession? ☐ Yes ☐ No  
If yes, explain \_\_\_\_\_
- 2). Have you ever had a dispossession warrant filed against you? ☐ Yes ☐ No  
If yes, explain \_\_\_\_\_
- 3). Have you ever filed for bankruptcy? ☐ Yes ☐ No      If yes, ☐ Chapter 7 ☐ Chapter 13  
If yes, explain \_\_\_\_\_
- 4). Have you been charged with or convicted of a felony? ☐ Yes ☐ No  
If yes, explain \_\_\_\_\_
- 5). Are you registered or required to register as a sex offender in any state in the United States? ☐ Yes ☐ No  
If yes, what state(s) \_\_\_\_\_

## List 4 References, not related to you:

Name	Relationship	Address	Phone
1). _____			
2). _____			
3). _____			
4). _____			

## Vehicles (Include vehicles belonging to other proposed occupants also)

Make	Model	Color	Year	License Plate #
1). _____				
2). _____				
3). _____				

## In case of emergency, name and address of two nearest relatives not living with you:

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone Number: (     ) \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone Number: (     ) \_\_\_\_\_

**Use of Information:** The information in this application or obtained as a result of the authorization given herein by Applicant(s) will not be sold or distributed to others. However, Landlord or Landlord's agents may use such information to decide whether to lease the Property to Applicant(s) and for all other purposes relative to any future lease agreement between the parties including enforcement thereof.

**Application Does Not Create a Lease:** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

**Commitment to Equal Housing:** Landlord or Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

**Reason for Denial:** If this application is denied, Landlord and Landlord's agents shall within ten (10) days thereafter and upon written request of the applicant, state the basis for said denial to Applicant.

### **AUTHORIZATION**

The information on this application is true and correct to the best of my knowledge. I hereby authorize **Hostess City Properties, LLC or agents** to verify the above information and obtain consumer or investigative credit report, criminal background report, and/or eviction records from E-Renter USA and / or various other background reporting services.

The Landlord or his agent is hereby expressly authorized to verify the accuracy and correctness of these statements, to communicate with my employers, creditors and landlords, and to procure such other information (including credit reports) which the Landlord may require to evaluate this application at the time application is submitted and at any time in the future, with regard to any agreement entered into with the Landlord.

I understand that the \$ 45.00 fee for verifying this rental application is not a deposit, it will not be applied to any rent, or refunded if the application to rent is approved, declined or even if applicant(s) cancels.

Any false information will constitute grounds for rejection of application, and/or Landlord may immediately terminate any tenancy entered into in reliance upon misinformation given on the application.

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

----- **For Office Use Only – Do Not Write Below This Line** -----

Date Application Received: \_\_\_\_\_ By: \_\_\_\_\_ Method of Application Fee: \_\_\_\_\_

Copy of Legal ID Attached:      Y      N

Copy of Paycheck Stub Attached:      Y      N

Application:      Approved      Approved with Conditions      Declined

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prospective Tenant  
Copy To Keep

## 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:

E-Renter USA Ltd.  
4200 Meridian St. Suite 208  
Bellingham, WA 98226  
Toll-Free: 877-332-0078  
support@e-renter.com

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: 12/7/2022

Company: Hostess City Paperies, LLC