Application Instructions and Residency Criteria

Four Star-Georgetown, LLC. complies with all Fair Housing Act criteria in tenant selection. Our tenant screening process is highlighted below for your information.

1. Applications must be filled out completely to assist in processing. Incomplete applications may be grounds for disapproval of tenancy.
2. A picture ID must be submitted with each application.
3. We process your application by pulling credit reports on all occupants over 18, criminal background checks, landlord checks, Chatham County dispossessory, and employment verification. These results are evaluated on a case-by-case basis.
4. Prior evictions, dispossession, refusals to refund security deposits, can and may be grounds for denial of residency.
5. Proof of income is required: Payroll stubs, tax returns, Social Security statements, Disability, VA, pension, or other verifiable income documents. Rent may not exceed 40% of verifiable income.
6. Application Fee of 50.00 per applicant, paid by certified check or money order only. Application fees are non-refundable regardless of outcome.
7. Certified funds or Money Orders are required for all Security Deposits, First Month’s Rent, and Pet Fees. Subsequent rents and other fees may be paid with a personal check/money order. Personal checks will continue to be accepted until one is returned to us for any reason.
8. Please be advised that we do not allow aggressive breeds, German Shepherds, Rottweiler’s, Pit Bulls, Dobermans, Chows, or similar crossbreeds.
9. The application process may take up to 4 business days for approval/denial. Please contact us at 912-720-7750 if you have concerns.

All applications are processed on a first come-first serve basis until accepted or rejected. Potential tenants acknowledge this process as being the most fair, unbiased way to avoid Fair Housing Considerations. Unprocessed applications will be returned w app fee.

By Signing, I acknowledge I have read, understand, and consent to the above policies.

Signature_____________________________ Date________________