

RENTALS (List Enclosed)



Since 1960

209 West Monroe Street, Post Office Box 786, Thomasville, Georgia 31799

Office: (229) 226-3889 • Fax: (229) 226-3978 • Pager (229) 225-0314 • E-mail: cookrealtyrental@aol.com

Richard W. Cook, Broker/Owner

RENTALS • RENTAL Management • RENTALS For Sale

Order of finding a rental with *Cook Real Estate Agency*

Easy as 1, 2, 3

1) Complete the short form – the application – FIRST

Fax the completed application back to **Cook Real Estate Agency** at (229) 226-3978, e-mail to cookrealtyrental@aol.com, mail to **P.O. Box 786, Thomasville, GA 31799** or drop the application by our **Office at 209 West Monroe Street in Thomasville**.

2) Drive by the locations we have recommended or we can give you a key to go and look at the rental of your choice. Pick the one(s) you would like to rent for 12 months minimum LEASE. Must present photo ID and sign a release form to get the keys. Keys will not be given out past 4:30 p.m.

3) If you like any of the apartments or homes and their locations, then bring in the total amount to move in.

4) We will process your application for approval. We will not complete the processing of your application until your money has been paid. This process of approval takes a minimum of 48 hours, or 2 days, to complete.

GENERAL INFORMATION

Understand that all rentals are having work done to them. We are constantly trying to update our Rentals, and this process takes time.

Rentals are rented on a first come, first serve basis, with at least rent amount paid in full, further details and procedures included.

We have included a copy of all rentals available at this time. If we have some we are working on or have visions of working on in the next few months, we will try to list them. In order to speed up the remodeling on a particular rental, we must have at least the rent amount paid. Sometimes we can stop where we are working and put full focus on getting your rental ready. If you have concerns about getting things right, please list your concerns on paper.

The money you have put down will go towards rent of the home. If for any reason your application is denied or we will not be able to qualify you for a particular rental due to the income you have written on an application, your credit history, or any other reasons that we have to take in consideration, then your money will be returned to you. If we approve your application or are in the process of approving your application – and/or you change your mind on renting, then all monies put down will be **FORFEITED**. So be sure that you are completely satisfied with the location and general outlay of the house and make sure you will lease or live in the home for a minimum of 12 months (a one year **LEASE**). **This is very firm.**



Since 1960

Office: (229) 226-3889 • Fax: (229) 226-3978 • Pager (229) 225-0314

RENTALS • RENTAL Management • RENTALS For Sale

General Rental Procedures Information

Cook Real Estate Agency cannot determine someone's preference in a rental home. Therefore, to save everyone time, we have produced a short form (home application) so you may put on paper what you are looking for in a rental home. This way, there should be no misunderstanding on our part as well as the applicant's. There is no application fee at this time.

All rental or mortgage applicants must have a home application completed in full before properties can be shown. The reasons for filling out the application before we show properties are for **SECURITY, TIME EFFICIENCY, and PRE-QUALIFICATION.**

Qualifications normally take a minimum of 48 hours. Very seldom will you move in the first day you come into the office or call about a particular rental. Most of our rentals **DO NOT HAVE** a refrigerator and/or a stove furnished. If this is a problem, we will furnish appliances for a minimal monthly fee.

We list all properties available For Rent with our company **NO MATTER THE LOCATION.**

Please note: Unfortunately, **Cook Real Estate Agency** cannot state whether a certain house is in a good or a particular neighborhood. We can't comment on the type of neighborhood. All neighborhoods are good to us. Common sense tells us that a \$300 a month home will not be in as nice a neighborhood and/or as nice a home as one which is \$400 a month. A \$400 a month rental will not be as nice as a \$500 a month rental. And so on... This is why there are houses that range in value from \$20,000 to \$75,000. You will have to choose and judge the neighborhoods on your own. We will make the judgement on what you may qualify for in a rental according to your monthly income, and your past credit history. We will be glad to try and give directions from our office to the house in which you may be interested for your home. There is a small map on the back of the Rental List.

You must understand that once you are qualified for a home, your rent will begin on that day. **ALL RENTS ARE PRORATED.** If you make a partial payment before you move in, then all monies accepted to hold properties will go towards rent first. If you pay a partial amount, then the remainder of the damage fund must be paid in full within one week (7 Days) of accepting the rental, unless we say the home is not ready to rent. Once we say the home is complete, you must pay the remainder of the damage fund immediately. If you are not prepared to pay the remainder immediately, then all funds are forfeited and the house will be placed back on the rental market for someone else to rent. No one else can rent or purchase the home as long as you complete payments as specified. **AGAIN,** failure to pay the damage fund within 7 days (**ONE WEEK**) from the date monies are accepted, will result in monies forfeited and the home being placed back on the market.

Once **Cook Real Estate Agency** receives any monies down to hold a home, the house is taken off the market for you and your family. **There is NO GRACE PERIOD FOR YOU TO CHANGE YOUR MIND ON RENTING. If you do change your mind after monies are accepted, then all monies are forfeited.**



Since 1960

HOME APPLICATION

Date Home Phone Work Phone Fax
Property Interested (2 BR, 3 BR) Price Range Interested (\$100-200, 200-300, etc.)
Name Age SS #
Co-Applicant Name Age SS #
Marital Status # adults to live in home # children Total # to live in home
Children's Names & Ages
Present Address Years
Present Rent \$ Landlord Landlord's Phone #
Landlord's Address Reason for Moving
Previous Address Years
Previous Landlord's Address Previous Landlord's Phone

EMPLOYMENT REFERENCES

Present Employer Monthly Salary \$ Years
Previous Employment Previous Employer Phone
Co-Applicant Present Employer Monthly Salary \$ Years
Co-Applicant Employer Phone Does anyone in household receive government payments? Yes No
Source of Payment(s) Amounts
Alimony or Child Support \$ Food Stamps Other Income Total Monthly Income \$
REFERENCE: Nearest Relative Name: Relationship
Address: Phone:

CREDIT REFERENCES — Charge Accounts

Name Address Phone
Present Bank Type Accounts

Added information that will help us qualify you for a home

Applicant(s) swear that the above statements are true and reliable. (Blanks mean "No".) Any information proved to be false will result in this application being void. Also, any information found to be false will result in immediate eviction from said premise.
By my signature, I (We) authorize Cook Real Estate Agency to give and receive credit information on me and other applicants. I (We) understand that properties will not be shown until the prequalifications have been completed by Cook Real Estate Agency. It normally takes 24 to 48 hours to process application. This will be done when money is accepted. We qualify according to the income information listed above and credit report. Photo ID Required. Applicant(s) must present proof of their monthly incomes from their employer. Also, we must have a copy of your AFDC income, and any other government income signed by your case worker.
Cook Real Estate Agency is not responsible for any injuries that may occur while looking at the properties given.

X Applicant Signature

X Co-Applicant Signature



Since 1960

- ***RENTALS***

- ***RENTAL* Management**

- ***RENTALS* For Sale**

209 West Monroe Street, Post Office Box 786, Thomasville, Georgia 31799

Office: (229) 226-3889 • Fax: (229) 226-3978 • Pager (229) 225-0314

E-mail: [cookrealtyrental @aol.com](mailto:cookrealtyrental@aol.com) Website: www.cookrealest.com

Richard W. Cook, Broker/Owner