

Tenant Placement Lease and Exhibits

Here is a glimpse of the top of 14 forms, documents and checklists that will be used to implement the Tenant Placement Services. The entire document is not shown for proprietary reasons.

CROWN REALTY & MANAGEMENT CORPORATION

Exclusive Listing Agreement For Lease Only

This Exclusive Leasing Agreement ("Agreement") by and between Crown Realty & Management Corporation (hereinafter "Agent"); and _____ (hereinafter "Owner").

WITNESSETH:

Owner employs Agent to lease a certain property located at _____, City _____, Zip _____, also known as Land Lot _____, of the _____ District,

Crown Realty & Management Corporation

Owner's Authorization to Lease

Exhibit A

Proposed Lease Terms

Total Number of Occupants: _____

Rent amount \$ _____

Rent start date _____

Contingencies to Lease

Owner understands that this lease is contingent on completion of the following, and warrants said items will be done prior to the target move-in date listed herein.

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For Owner-Managed Properties

Additional Stipulations to Lease

This Exhibit is attached hereto and made a part of a lease between:

_____ (herein "Landlord") and
_____ (herein "Resident") on
property located at: _____ (hereinafter "Premises"),
originally dated: _____.

(NOTE: The language set forth in this additional stipulation is furnished by the parties and is particular to this transaction.)

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Paint and Flood Disclosure

Address _____

Lead Base Paint & Related Hazards // Property Propensity to Flood

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Mold / Mildew / Moisture Disclosure

Address _____

Owner's Disclosure

FLOODING, DRAINAGE, AND MOISTURE:

Yes No Don't
Know

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For Owner-Managed Properties

Property Features

Address _____

1. Appliance and Mechanical Disclosure: Owner
hereby represents that all appliances, electrical,

4. Will you allow Pets with an extra deposit?
Yes No

Crown Realty & Management Corporation

Rental Application

1702 Macy Drive, Roswell, GA 30076, Phone (770)998-9300, Fax (770)992-6725

Address _____ City _____

Date to Occupy _____ Agent _____ Rent _____

Applying for a _____ month lease at \$_____/month, or a Lease Purchase with \$_____ down

Full Name	Social Security #	Birth Date	Relationship to Applicant
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For Owner-Managed Properties

Official Notice of Approval of Application

Date: _____ **Monies Due to Reserve Property**

Fax #: _____ Application Fee(s) \$ _____

Address: _____ First Month's Rent +\$ _____

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For Owner-Managed Properties

Re-Keying Options, Security Deposit, Scheduling Move In

Address _____

1. Re-key Options

Residents have the **option to have the property re-keyed prior to taking possession at a cost of \$100.00**, paid to manager/landlord, at time of the move-in inspection.

Initial

Resident elects to have the property re-keyed, at a cost of \$100.00, paid at time of move in.
Personal checks are acceptable.

**The Law Offices of
Dickenson Gilroy, LLC TM**

1544 Old Alabama Road, Roswell, Georgia 30076

Any unauthorized use of this document, in whole or in part, without written permission from Crown Realty & Management Corporation, will subject the user to penalties under the US Copyright and US Postal Services Laws

Residential Rental Agreement

Landlord/Tenant/Address: This Agreement (hereinafter called "Lease") is between Crown Realty & Management Corporation (License #GA100) (hereafter called "Agent") and _____ (hereafter called "Landlord"), _____ (hereinafter called "Resident"). Landlord leases to Resident, and Resident leases from Landlord, the property known as _____, City _____, Zip _____, Georgia, also known as Land Lot _____, of the _____ District, _____ Section, of _____ County, Georgia, described as Lot _____, Block _____, Unit _____, Section/Phase _____, of _____ Subdivision, as recorded in Plat Book _____, Page _____, of _____ County, (hereinafter called "Premises") under the following conditions:

Occupants: 1. All adults intending to occupy Premises are listed above and agree to sign this Lease. Children intending to occupy must be listed on this lease and are:

_____. Resident warrants the above mentioned persons shall be the only occupants of the Premises except for short-term visitors. Total number of adults and children occupying Premises shall not exceed _____, without written permission of Landlord.

Original Term: 2. This Lease shall begin at 12:00/noon _____ 200__ and end at 12:00/noon the last day of _____, 20____ (hereinafter referred to as the "Anniversary Date"). If there is a delay in delivery of possession by Landlord, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning of original term, then Resident may void this Agreement and have full refund of any deposit. Landlord shall not be liable for damages caused by a delay except as noted in this paragraph.

Rent: 3. (a) Amount: Rent of \$ _____ (hereafter the "Rent") is payable monthly in advance and is due the first of each month prior to 12 noon or it is considered "late". **(b) Late Charge:** If Rent is not in Landlord's office by noon on the first, Resident agrees to pay a late fee of 10% of the Rent amount as liquidated damages. Checks sent via the mail are done so at the sender's own risk. Rents will be considered unpaid until actually received by Landlord. **(c) Checks:** Resident is welcome to use checks to pay Rent. If Rent is late, or your bank, for any reason, refuses any check, all payments from then on must be made in certified funds. If a check is returned, Resident agrees to pay a **\$50.00 charge plus the late charge** as described above. Landlord may require any future payments to be made by certified check or money order. Landlord may, upon 15 day written notice, require certified funds for any reason.

**The rest of this lease is intentionally left blank, as it is proprietary to Crown
This is intended to give you a glimpse of what it looks like.**

Pet Policy – Rules and Agreement

Exhibit “A”

This Exhibit is attached hereto and made a part of a lease between:

_____ (herein "Landlord")

and _____ (herein "Resident")

on property located at: _____

(hereinafter “Premises”), originally dated: _____.

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For Owner-Managed Properties

Roommate Agreement

Exhibit “_____”

This Exhibit is attached hereto and made a part of a lease between:

_____ (herein "Landlord")

and _____ (herein "Resident")

on property located at: _____

(hereinafter “Premises”), originally dated: _____.

Crown Realty & Management Corporation
For Owner-Managed Properties

Address: _____

Smoke Detector Notification and Release



- at Move In
- at 6 Month Walk Through
- at Lease Renewal

Renter’s Insurance

We recognize the significant value you have in your personal belongings including furniture, wardrobe, audio-visual equipment and other personal affects. Many Residents mistakenly assume the Owner/Landlord is responsible for the insurance

**Crown Realty & Management Corporation
For Owner-Managed Properties**

Address: _____

Utility Agreement

Resident is responsible for:

__ Power Phone # _____

__ Gas Phone # _____

__ Water Phone # _____

__ Garbage Phone # _____

Property Visit Policy

To stay current on the property condition, Landlord will visit the property on the following schedule.

1. Six months after move in.
2. At lease renewal time.
3. At the Resident's request.

**Crown Realty & Management Corporation
For Owner-Managed Properties**

Paint and Flood Disclosure

Address _____

Lead Base Paint & Related Hazards // Property Propensity to Flood

**Crown Realty & Management Corporation
For Owner-Managed Properties**

Mold / Mildew / Moisture Disclosure

Address _____

Owner's Disclosure

FLOODING, DRAINAGE, AND MOISTURE:

**Yes No Don't
Know**

Crown Realty & Management Corporation

Move-In Checklist

Address: _____

- | | |
|------------------------------|----------|
| 1. Was house re-keyed? | Yes * No |
| 2. Door locks work? | Yes * No |
| 3. Double Cylinder Deadbolt? | Yes * No |
| 4. Window locks? | Yes * No |
| 5. Rotted steps, Decks? | Yes * No |

Appliance Log

	Make/Model/ SN	Color	Warranty/Exp. Date
Refrigerator			
Dishwasher			
Oven			Gas or Electric

UPON MOVE-IN, give Resident part 3, File parts 1 and 2.
UPON MOVE-OUT, give Resident part 2 and keep part 1.

RIA-206N PEACHTREE 1-800-241-4623 PBP1.com

CROWN REALTY & MANAGEMENT

1702 Macy Drive
Roswell, Georgia 30076
(770) 998-9300

**Tenant must sign or dissent to this list in writing within
5 business days of termination of occupancy.**

MOVE-IN/MOVE-OUT REPORT

RESIDENT	
UNIT NO.	PROPERTY
MOVE-IN DATE	MOVE-OUT DATE

The premises are being delivered in clean, sanitary, and good operating condition, with no spots, stains, marks or damages, unless otherwise noted below in the "Move In Exceptions" box.

ITEM	MOVE-IN EXCEPTIONS	MOVE-OUT CONDITION	ITEMIZED CHARGES IF APPLICABLE
LIVING ROOM, DINING & HALLS			
Walls/Ceiling			
Floor/Carpet			
Closets/Doors/Locks			
Lights/Mirrors			
Drapes/Rods/Blinds			
Windows/Tracks/Screens			
Fireplace			
KITCHEN			
Walls/Ceiling/Floor			
Counter Tops/Tile			
Cabinets/Closets			
Oven/Stove			
Hood/Fan/Lights			