

Rental Records

Search Criteria

Area: 13 - FULTON NORTH <OR> 14 - FULTON NORTH <OR> 21 - ATLANTA NORTH <OR> 22 - ATLANTA NORTH <OR> 23 - ATLANTA NORTH <OR> 24 - ATLANTA NORTH <OR> 31 - FULTON SOUTH <OR> 32 - FULTON SOUTH <OR> 33 - FULTON SOUTH <OR> 41 - DEKALB-EAST <OR> 42 - DEKALB-EAST <OR> 43 - DEKALB-EAST <OR> 51 - DEKALB-WEST <OR> 52 - DEKALB-WEST <OR> 53 - DEKALB-WEST <OR> 61 - GWINNETT COUNTY <OR> 62 - GWINNETT COUNTY <OR> 63 - GWINNETT COUNTY <OR> 64 - GWINNETT COUNTY <OR> 65 - GWINNETT COUNTY <OR> 66 - GWINNETT COUNTY <OR> 71 - COBB-WEST <OR> 72 - COBB-WEST <OR> 73 - COBB-WEST <OR> 74 - COBB-WEST <OR> 75 - COBB-WEST <OR> 81 - COBB-EAST <OR> 82 - COBB-EAST <OR> 83 - COBB - EAST <OR> 121 - DUNWOODY <OR> 131 - SANDY SPRINGS <OR> 132 - SANDY SPRINGS <OR> 161 - CLAYTON COUNTY

Status: Active <OR> Leased

Closing Date: 05/01/2008+

Total Bedrooms: 3

Zip Code: 30318

#	Status	Address	LP	Sales Pr	Tot Beds	Tot FB	Tot HB	Type	Yr Blt	Zip
1	ACT	1265 Niles Avenue	1500		3	2		1 HOUSE	2001	30318
2	ACT	2419 BRANTLEY STREET	1495		3	2		1 HOUSE	2006	30318
3	ACT	979 Sims Ave NW	995		3	3		0 DUPLX	2004	30318
4	LEASE	2423 BRANTLEY STREET	1950	1500	3	2		1 HOUSE	2006	30318
5	LEASE	209 16th Street	1750	1750	3	3		1 CONDO	2005	30318
6	LEASE	1285 LIBERTY PARKWAY NW	1600		3	3		1 CONDO	2006	30318
7	LEASE	2419 BRANTLEY STREET	1595	1100	3	2		1 HOUSE	2006	30318
8	LEASE	1683 Defoor Ave NW	1550	1550	3	2		0 HOUSE	2003	30318
9	LEASE	2649 Paul Avenue	1500	1500	3	2		1 HOUSE	2007	30318
10	LEASE	1429 Liberty Parkway	1500	1500	3	3		1 HOUSE	2006	30318

This information is believed to be accurate but is not guaranteed

Status ACT

1265 Niles Avenue

ATLANT 30318

List Price 1500

Sales Price



RENTAL

ML# 3882221 Adr # 0 Ar 22 MbRent \$
 City Subdi v Howell ZP Map 835d6 Age +/- RSALE Type HOUSE
 LandLot 0 Di st 0 Sect 0 Count y FULTON Lot Di m 0
 El em CENTENPL M ddl e School INMAN High School GRADY

FEATURES

Kitch	Breakfast Area	/ Cabinets White	Furni shed	Upper	3	2	0
Constr	Frame	Stories 2	Lt Sz 1312A	Main	0	0	1
Dine	12PST	Bedr m Other	Pet sAl lowed N	Lower	0	0	0
Rooms	Family Room	/ Other	Tennis N	Total	3	2	1
Basmt	Crawl Space		Pool				
Parki ng	2 Car Garage	/ Detached					
Lot Desc	Level	/ Private Backyard					

TENANT PAYS

Gas y Electric y Garbage y Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm 1 Year Avail ability MAY 1, 2009
 Deposit One Month CoOp Fee 10% You Show, \$50 Name

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Garden Tub / Sep Tub/Shower Laundry Laundry Room /Upstairs
 Interior 9 ft + Ceil Main / DSL Available / Hardwood Floors
 Appl iance Double Ovens / Dishwasher / Garbage Disposal / Gas Ovn/Rng/Ctop
 Fi repl ace Decorative Only / In Great/Fam Room
 Nei ghbr hd
 Exterior Deck / Front Porch / Gas Grill / Garden Area

Rem Very pretty rocking chair front porchy home with detached 2 car garage. HRDW floors throughout main level. Huge dining room plus family room with fplc. Kitchen with all appliances. Laundry room with w/d on 2nd floor.

Status ACT

2419 BRANTLEY

ATLANT 30318

List Price 1495

Sales Price



RENTAL

ML# **3894473** Adr # Ar **22** MbRent \$
 City Subdi v **RIVERSIDE** ZP Map **834F1** Age +/- **RSALE** Type **HOUSE**
 LandLot **0252** Di st **17** Sect - Count y **FULTON** Lot Di m **LESS 1/3 ACRE**
 El em **BOLTONA** M ddl e School **SUTTON** High School **NORTHATLA**

----- FEATURES -----

Kitch	Breakfast Room / Cabinets Stain	Furni shed	Upper	3	2	0
Constr	Frame	Stori es	2	Stories		
Di ne	SEPRT	Bedr m	Other			
Rooms	Great Room / Loft	Tenni s	N	Tot al	3	2
Basmt	Bath/Stubbed / Daylight	Pool	NONE_			
Parki ng	2 Car Garage / Attached					
Lot Desc	Level / Level Driveway / Private Backyard					

----- TENANT PAYS -----

Gas **y** Electric **y** Garbage **y** Assoc Fee **N** Cabl e **y** Telephone **y**

----- LEASE INFORMATION -----

LeaseTerm **1 Year** Availabi lity **JUNE 1, 2009**
 Deposit **ONE MONTHS RENT** CoOp Fee **10% 1ST MONTH YOU SHOW**

----- OTHER DESCRIPTIVE INFORMATION -----

Mst er Bath **Double Vanity / Garden Tub** Laundry **Laundry Room /Upstairs**
 Interi or **9 ft + Ceil Main / Cable Modem** / Cathedral Ceiling
 Appl iance **Dishwasher / Gas Ovn/Rng/Ctop / Gas Water Heater / Microwave**
 Fi repl ace **Factory Built**
 Nei ghbr hd
 Ext eri or **Deck / Front Porch / Garden Area**

Rem **ALMOST NEW! GLEAMING HARDWOODS FLOORS, HIGH CEILINGS, GOURMET KITCHEN WITH GRANITE COUNTERS & CUSTOM CABINETS, VAULTED CEILINGS, LIGHT, BRIGHT & AIRY! 2-CAR GARAGE & FULL UNFINISHED BASEMENT. HURRY- THIS CREAM PUFF WON'T LAST LONG AT THIS GREAT PRICE!**

Status ACT

979 Sims Ave NW

ATLANT 30318

List Price 995

Sales Price



RENTAL

ML# 3904090 Adr # 979 Ar 22 MbRent \$
 City Subdi v NONE ZP Map 9999A99 Age +/- RSALE Type DUPLX
 LandLot 226 Di st 17 Sect 0 Count y FULTON Lot Di m 0
 El em FULOT M ddl e School FULOT Hi gh School FULOT

FEATURES

Kitch	Cabinets Other / Counter Top - Sc	Furni shed	Level - Upper	Bdr ms - 3	FBat h - 2	HBat h - 0
Constr	Brick & Frame	Lt Sz 13ACR	Main	0	1	0
Di ne	NONE_	Pet s Al lowed N	Lower	0	0	0
Rooms	Other	Tenni s N	Total	3	3	0
Basmt	Crawl Space	Pool				
Parki ng	Driveway					
Lot Desc	Level Driveway					

TENANT PAYS

Gas y Electric y Garbage y Assoc Fee N Cabl e y Tel epho n e y

LEASE INFORMATION

LeaseTerm 1 Year Avai l abi l i ty Now
 Deposit 995 CoOp Fee 500

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Other Laundry other

Int er i or Other

Appl i ance Other

Fi re pl ace None

Nei ghbr hd

Ext er i or Other

Rem DUPLX HUGE MANY UPGRADES. MUST SEE!

Status LEASE

2423 BRANTLEY

ATLANT 30318

List Price 1950

Sales Price 1500



RENTAL

ML# 3497569 A dr # Ar 22 M b Rent \$
 City Subdi v RIVERSIDE ZP Map 834F1 Age +/- NEWUC Type HOUSE
 LandLot 0252 Di st 17 Sect - Count y FULTON Lot Di m LESS 1/3 ACRE
 El em BOLTONA M ddl e School SUTTON High School NORTHATLA

FEATURES

 Kitch Breakfast Room / Cabinets Stain Furni shed Upper 3 2 0
 Constr Frame Stories 2 Stories Lt Sz 13ACR Mai n 0 0 1
 Di ne SEPRT Bedr m Roommate Fl Plan Pet s Al lowed N Lower 0 0 0
 Rooms Great Room Tennis N Tot al 3 2 1
 Basmt Bath/Stubbed / Daylight Pool NONE_
 Parki ng 2 Car Garage / Attached / Driveway
 Lot Desc Level / Level Driveway / Wooded

TENANT PAYS

 Gas y Electric y Garbage y Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

 LeaseTerm 1 Year Avail ability IMMEDIATE-VACANT
 Deposit 1950 CoOp Fee 10% 1ST MONTHS RENT YOU SHOW

OTHER DESCRIPTIVE INFORMATION

 Mst er Bath Double Vanity / Garden Tub Laundry Laundry Room /Upstairs
 Interior 9 ft + Ceil Main / Cable Modem / Cathedral Ceiling
 Appl iance Dishwasher / Garbage Disposal / Gas Ovn/Rng/Ctop / Gas Water Heater
 Fi repl ace Factory Built / In Great/Fam Room
 Nei ghbr hd
 Exterior Deck / Front Porch / Garden Area / Prof Landscaping
 Rem NEW HOME! GLEAMING HARDWOOD FLOORS. GOURMET KITCHEN WITH GRANITE COUNTERS & CUSTOM CABINETS. VAULTED CEILINGS, LIGHT, BRIGHT & AIRY! FULL, UNFINISHED BASEMENT. 2-CAR GARAGE. PROFESSIONALLY LANDSCAPED. GREAT LOCATION-GREAT SCHOOLS! HURRY! WON'T LAST!

Status LEASE

209 16th Street

ATLANT 30318

List Price 1750

Sales Price 1750



RENTAL

ML# 3844237 Adr # 7 Ar 22 MbRent \$
 City Subdi v None ZP Map 835G4 Age +/- RSALE Type CONDO
 LandLot 0 Di st 0 Sect 0 Count y FULTON Lot Di m Townhome
 El em CENTENPL M ddl e School INMAN High School GRADY

FEATURES

Kitch	Breakfast Area	/Cabinets Stain	Furni shed	Upper 2	2	0
Constr	Other	Stories 2 Or + Stories	Lt Sz 13ACR	Main 1	0	1
Di ne	NONE_	Bedr m Bdrm On Main Lev	Pet s Al lowed Y	Lower 0	1	0
Rooms	Separate Lvng Rm		Tenni s N	Tot al 3	3	1
Basmt	Partial		Pool	NONE_		
Parki ng	1 Car Garage					
Lot Desc	Level	/ Level Driveway	/ City View			

TENANT PAYS

Gas y Electric y Garbage y Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm Other Availabi lity March 8, 2008
 Deposit 1800 CoOp Fee 20% Of One Months Rent

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Garden Tub / Tub/Shower Combo Laundry Hall /Upstairs
 Interi or Double Vnty Other / Disp Attic Stairs / Entrance Foyer
 Appli ance Dishwasher /Garbage Disposal /Microwave /Other
 Fi repl ace Factory Built /Gas Logs Remain /In Living Room
 Nei ghbr hd
 Exteri or Deck /Front Porch

Rem All the bells & whistles for this spacious townhome with 1 car garage, deck & front sitting porch. Surround speakers in ceiling, stained cabinets, washer & dryer on top floor next to master bedroom. Gas cooking. 1st floor bedroom is used as an office. Gas log fireplace. Eating or dining off kitchen.

Status LEASE

1285 LIBERTY

ATLANT 30318

List Price 1600

Sales Price



RENTAL

ML# 3441894 Adr # 1005 Ar 22 MbRent \$
 City Subdi v LIBERTY PARK ZP Map 785K10 Age +/- RSALE Type CONDO
 LandLot 221 Di st 17 Sect 0 Count y FULTON Lot Di m .02 ACRE
 El em BOLTONA M ddl e School SUTTON High School NORTHATLA

FEATURES

Kitch	Breakfast Area / Counter Top - Sc	Furni shed	Upper 2	2	0
Constr	Concrete Siding	Stories 2 Or + Stories	Lt Sz	13ACR	Main 0 0 1
Di ne	NONE_	Bedr m Roommate Fl Plan	Pet sAl lowed N	Lower 1	1 0
Rooms	Family Room	Tennis	Y	Total 3	3 1
Basmt	Bath / Daylight	Pool	NONE_		
Parki ng	1 Car Garage / Attached				/ Auto Garage Door
Lot Desc	Level / Level Driveway				/ Wooded

TENANT PAYS

Gas N Electric y Garbage y Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm 1 Year Avail ability IMMEDIATELY
 Deposit 1700 CoOp Fee 10% TO SHOWING AGENT

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Double Vanity / Garden Tub Laundry Hall
 Inter ior Cable Modem / Disp Attic Stairs / DSL Available
 Appl iance Dishwasher / Elec Ovn/Rng/Ctop / Elec Water Heater / Garbage Disposal
 Fi repl ace None
 Nei ghbr hd
 Ext er ior Deck / Front Porch / Prof Landscaping

Rem LOCATION! LOCATION! 5 MINS TO ATLANTIC STATION & MIDTOWN ATL. SHORT COMMUTE TO AIRPORT. NICELY DECORATED 3 STORY UNIT WITH 1 CAR GARAGE. ROOMMATE FLOOR PLAN & AMPLE STORAGE. GORGEOUS HARDWOOD FLOORS ON MAIN LEVEL. GOURMET KITCHEN.

Status LEASE

2419 BRANTLEY

ATLANT 30318

List Price 1595

Sales Price 1100



RENTAL

ML# 3497563 A dr # Ar 22 MbRent \$
 City Subdi v RIVERSIDE ZP Map 834F1 Age +/- NEWUC Type HOUSE
 LandLot 0252 Di st 17 Sect - Count y FULTON Lot Di m LESS 1/3 ACRE
 El em BOLTONA M ddl e School SUTTON High School NORTHATLA

FEATURES

Kitch	Breakfast Room	/Cabinets Stain	Furni shed	Upper 3	2	0
Constr	Frame	Stories 2 Stories	Lt Sz 13ACR	Main 0	0	1
Di ne	SEPRT	Bedr m Roommate Fl Plan	Pet s Al lowed N	Lower 0	0	0
Rooms	Great Room	/ Library/Office	Tennis N	Total 3	2	1
Basmt	Bath/Stubbed	/ Daylight	Pool NONE_			
Parki ng	2 Car Garage	/ Attached	/ Driveway			
Lot Desc	Level	/ Level Driveway	/ Wooded			

TENANT PAYS

Gas y Electric y Garbage y Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm 1 Year Avail ability IMMEDIATE-VACANT
 Deposit 1950 CoOp Fee 10% 1ST MONTHS RENT YOU SHOW

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Double Vanity / Garden Tub Laundry Laundry Room /Upstairs
 Interior 9 ft + Ceil Main / Cable Modem / DSL Available
 Appl iance Dishwasher /Garbage Disposal /Gas Water Heater /Microwave
 Fi repl ace Factory Built /Gas Starter /In Great/Fam Room
 Nei ghbr hd
 Exterior Deck / Front Porch / Garden Area / Prof Landscaping

Rem ** NEW PRICE ** NEW HOME! GLEAMING HARDWOODS FLOORS. GOURMET KITCHEN WITH GRANITE COUNTERS & CUSTOM CABINETS. VAULTED CEILINGS, LIGHT, BRIGHT & AIRY! FULL UNFINISHED BASEMENT. 2-CAR GARAGE. PROFESSIONALLY LANDSCAPED. GREAT LOCATION-GREAT SCHOOLS.

Status LEASE

1683 Defoor Ave NW

ATLANT 30318

List Price 1550

Sales Price 1550



RENTAL

ML# 3624190 Adr # Ar 21 MbRent \$
 City Subdi v UNDERWOOD ZP Map 835C2 Age +/- RSALE Type HOUSE
 LandLot 0 Di st 17 Sect 0 Count y FULTON Lot Di m 0
 El em ERIVERS M ddl e School SUTTON High School NORTHATLA

FEATURES

Kitch	Breakfast Area / Breakfast Room	Furni shed	Upper	0	0	0
Constr	Frame	Stories	1 story	Lt Sz	1312A	Main 3 2 0
Dine	LVDIN	Bedr m	Roommate Fl Plan	Pet sAl l owed	Y	Lower 0 0 0
Rooms	Family Room	Tennis	N	Total	3	2 0
Basmt	Crawl Space	Pool	NONE_			
Parki ng	Parking Lot					
Lot Desc	Private Backyard					

TENANT PAYS

Gas y Electric y Garbage N Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm Other Avail ability Feb 1, 2008
 Deposit 1550 CoOp Fee 250

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Garden Tub / Sep Tub/Shower Laundry Kitchen
 Interi or 9 ft + Ceil Main / Cable Modem / Cathedral Ceiling
 Appl iance Dishwasher / Elec Water Heater / Gas Ovn/Rng/Ctop / Sec System Owned
 Fi repl ace Decorative Only / Double Sided
 Nei ghbrhd
 Exteri or Deck / Fenced Yard / Front Porch / Garden Area
 Rem Open remodeled plan, covered front porch, screened porch, open deck w/view of huge fenced in back yard, Hardwood Flrs, Big Kitchen open into playroom or Large Breakfast Room, Oversized Master BR, Master Bath has Garden Tub, Sep Shower, Alarm, Built in bookshelves in DR, Huge windows-bright home!

Status LEASE

2649 Paul Avenue

ATLANT 30318

List Price 1500

Sales Price 1500



RENTAL

ML# 3604189 Adr # Ar 22 MbRent \$
 City Subdi v Riverside ZP Map 785e10 Age +/- NEWUC Type HOUSE
 LandLot 253 Di st 17 Sect 2 Count y FULTON Lot Di m 50x165
 El em BOLTONA M ddl e School SUTTON Hi gh School NORTHATLA

FEATURES

Kitch	Breakfast Area / Breakfast Bar	Furni shed	Upper	3	2	0
Constr	Concrete Siding	Stories 2 Or + Stories	Lt Sz	13ACR	Main	0 0 1
Di ne	SEPRT	Bedr m Sitting Room	Pet sAl lowed	N	Lower	0 0 0
Rooms	Great Room / Separate Lvng Rm	Tenni s	N	Total	3	2 1
Basmt	Bath/Stubbed / Daylight	Pool	NONE_			
Parki ng	2 Car Garage					
Lot Desc	sloped					

TENANT PAYS

Gas y Electric y Garbage N Assoc Fee N Cabl e y Telephone y

LEASE INFORMATION

LeaseTerm 1 Year Avai l abi l i ty immediate
 Deposit 1500 CoOp Fee \$500

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Double Vanity / Sep Tub/Shower Laundry Laundry Room /Upstairs
 Interior 9 ft+ Ceil Upper / 10 ft+ Ceil Main / Cable Modem
 Appl i ance Dishwasher / Garbage Disposal / Gas Ovn/Rng/Ctop / Gas Water Heater
 Fi repl ace Factory Built / Gas Starter / Glss Doors Remain / In Great/Fam Room
 Nei ghbr hd
 Ext eri or Deck / Front Porch

Rem New construction home for rent. Lease purchase also available.

Status LEASE

1429 Liberty

ATLANT 30318

List Price 1500

Sales Price 1500



RENTAL

ML# 3579430 Adr # 1429 Ar 22 MoRent \$
 City Subdi v Liberty Park ZP Map 785k10 Age +/- NEWUC Type HOUSE
 LandLot 221 Di st 17 Sect 0 Count y FULTON Lot Di m 0
 El em BOLTONA M ddl e School SUTTON High School NORTHATLA

FEATURES

Kitch	Breakfast Area	/Cabinets Stain	Furni shed	Upper	2	2	0
Constr	Frame	Stories 2 Or + Stories	Lt Sz	13ACR	Main	0	0
Di ne	SEPRT	Bedr m Roommate Fl Plan	Pet sAl l owed	N	Lower	1	1
Rooms	Family Room		Tennis	Y	Total	3	3
Basmt	Slab/None		Pool	NONE_			
Parki ng	1 Car Garage	/ Auto Garage Door			/ Drive Under Main Level		
Lot Desc	Level						

TENANT PAYS

Gas N Electric Y Garbage N Assoc Fee N Cabl e Y Telephone Y

LEASE INFORMATION

LeaseTerm 1 Year Avail ability Immediate
 Deposit One Months Rent CoOp Fee 10% One Moths Rent

OTHER DESCRIPTIVE INFORMATION

Mst er Bat h Double Vanity / Garden Tub Laundry Upstairs
 Interior 9 ft + Ceil Main / Double Vnty Other / Entrance Foyer
 Appl iance Dishwasher / Garbage Disposal / Elec Ovn/Rng/Ctop / Elec Water Heater
 Fi repl ace None
 Nei ghbr hd
 Exterior Deck / Prof Landscaping
 Rem fabulous level townhome, never lived in, hardwoods throughout main, stainless appl, granite & more. convenient to downtown, buckhead, midtown.



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2015 LIBERTY CT NW -- \$1,800
 Atlanta, GA 30318 / Web ID: 3891522

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- \$1,800
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- 4 Full Baths
- 1 Half Bath
- Condo / Townhouse / Loft
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PROPERTY DESCRIPTION

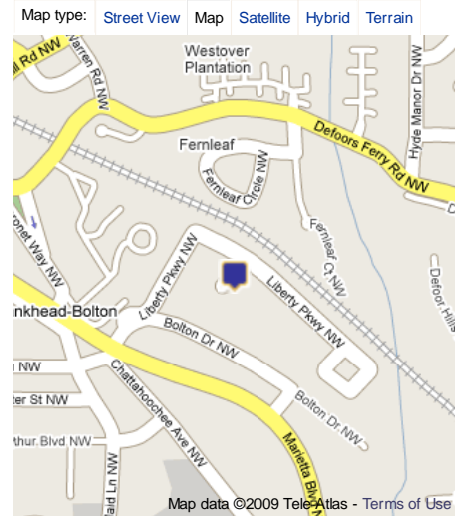
BIGGEST FLOORPLAN IN COMMUNITY. WONDERFUL TOWNHOME FOR SINGLE, FAMILY, OR ROOMATES. 3 STORY. 3 BEDROOMS AND 3.5 BATHROOMS. HARDWOODS, GRANITE, STAINLESS. 2 DECKS. GARAGE. GATED WITH SECURITY GUARD. SWIMMING POOL.

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1032 LIBERTY PKWY -- \$1,375
 Atlanta, GA 30318 / Web ID: 2598544

New Rental Search:


Keywords

Search

Property at a Glance

- \$1,375
- 3 Bedrooms
- 3 Full Baths
- 1 Half Bath
- Home For Rent
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PROPERTY DESCRIPTION

FABULOUS TOWNHOME IN MOVE-IN CONDITION!HARDWOOD FLOORS THRUOUT MAIN,KITCHEN W/GRANITE COUNTERTOPS,STAINLESS STEEL APPLS,BREAKFAST BAR & VIEW TO FAMILY RM,SPACIOUS

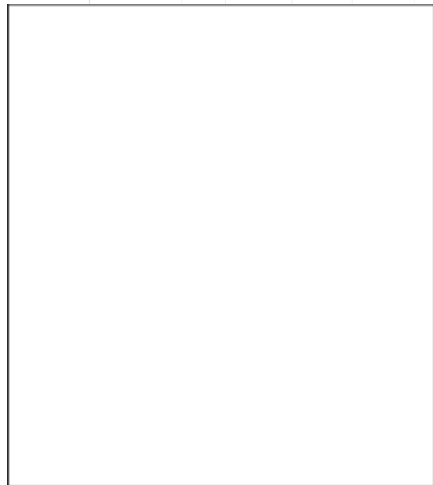
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1477 LIBERTY PKWY NW -- \$1,495
 Atlanta, GA 30318 / Web ID: X168005

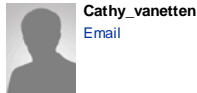
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Property at a Glance

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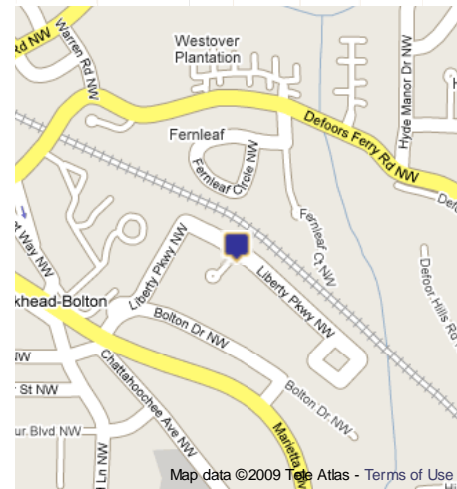
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PROPERTY DESCRIPTION

3 bedroom/3.5 bathroom townhome in a beautiful subdivision for \$1495 per month. HUGE Townhome with garage. Space = 1650 sq. ft. Location= liberty park townhomes. GORGEOUS NEW HOUSE (2006 BUILT), LARGE KITCHEN WITH TONS OF CABINET SPACE, NEW STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, HARDWOOD FLOORS, 3 LARGE BEDROOMS WITH TONS OF CLOSET SPACE, WASH MACHINE/DRYER ON TOP LEVEL BY MASTER BEDROOM, WALKOUT BASEMENT, BEAUTIFUL DECK WITH A PEACEFUL VIEW, FRENCH DOORS LEADING TO FRONT PORCH, END UNIT, VERY QUIET, ABSOLUTELY GORGEOUS SUBDIVISION, COMMUNITY SWIMMING POOL, GATED ENTRY. Flexible with move in date. Anytime after April 30th !!! Moving out of town and downsizing. If desired, the house could be furnished with Brand New King Bed, Queen Bed, Living Room Furniture, Wash/Dryer, Dining Room Table/Chairs, Dresser, Office Desk, Gas Grill, and Patio Furniture for Deck. Furnished Apt would be \$1600/month. Location: West Midtown. It's in the middle of everything. 5 minutes from all the hottest spots in Atlanta like the Atlantic station, Centennial Park, Midtown Clubs, and 10 minutes from Lenox Mall, Emory University, Decatur area, Buckhead. 5 minutes from Georgia state university, georgia tech, Crawford Long hospital. both 85 and 75 are accessible via close exits. 10 minutes to Vinings. MORE INFO. on subdivision and location REFER TO THE LINK: http://www.sharp-residential.com/AtlantaNeighborhoods/profile.asp?var_CID=1562.

Map type: [Street View](#) [Map](#) [Satellite](#) [Hybrid](#) [Terrain](#)



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\$1500 / 3br - HOME NEAR I-75 OF OFF HOWELL MILL RD (ATLANTA GA) (map)

Reply to: hous-6tfkp-1126964817@craigslist.org [Errors when replying to ads?]

Date: 2009-04-17, 1:39PM EDT

1759 Ridgeway AVE Atlanta GA 30318 \$1500 a month
\$1500 deposit
new tiled kitchen
new tiled bathroom
fireplace
front side porch
stairs to attic
washer and dryer connection
unfinished basement and attic "great for storage"
HVAC
Huge Back deck
Near I-75 Howell mill Road
Or for sale for
Please call Spencer at (404)-680-9555
Or email for more pictures at fordjoh0247@gmail.com

Ridgeway AVE at Howell mill ([google map](#)) ([yahoo map](#))

- Location: ATLANTA GA
- it's NOT ok to contact this poster with services or other commercial interests



PostingID: 1126964817

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EXCLUSIVE LEASING/MANAGEMENT AGREEMENT



2009 Printing

State law prohibits Broker from representing Owner as a client without first entering into a written agreement with Owner under O.C.G.A. § 10-6A-1 et. seq.

THIS AGREEMENT made and entered into this date of _____ by and between _____ (hereinafter referred to as "Owner") and _____ (hereinafter referred to as "Broker").

WHEREAS, Owner owns that certain real estate property located at _____ Georgia TAXID/PIN # _____ and described below:

Legal Description. [Select Section A. or B. below. The section not marked shall not be a part of this Agreement.]

- A. The legal description of the Property is attached as an exhibit hereto.
- B. The full legal description of the Property is the same as is recorded in the land records of the county in which the Property is located and is incorporated herein by reference. The legal description of the Property is more specifically described below and can be found in said land records in the following deed book or plat book, if filled in below:
Land Lot(s) _____ of the _____ District, _____ Section/ GMD,
Lot _____, Block _____, Unit _____, Phase/Section _____ of
_____ Subdivision/Development,
_____ County, Georgia as recorded in:

1. Plat Book _____, Page _____, et. seq.;

OR

2. Deed Book _____, Page _____, et. seq.

WHEREAS, Owner desires to retain Broker as Owner's agent to exclusively rent, lease, operate, and manage Property for and on behalf of Owner;

NOW THEREFORE, in consideration of the premises and mutual covenants herein set forth, the parties agree as follows:

- Lease.** Broker is authorized to enter into a lease of Property on Owner's behalf if it is for a term of no more than _____ months nor less than _____ months at a monthly rental of at least \$ _____. Property may be occupied by a tenant obtained by Broker as of the date of _____. Any such lease will be in writing on Broker's standard lease form then in use.
- Term.** Broker shall have the exclusive right to lease and manage Property for an initial term of _____ beginning on the date of _____ and ending on (and including) the date of _____. Notwithstanding the above, if the Property is leased during the term of this Agreement and the initial term of the Lease extends beyond the initial term of this Agreement, the term of this Agreement shall automatically be extended so that it expires at the same time as the initial term of the Lease. Upon expiration of the initial term this contract will automatically renew for an additional period of _____ unless either Broker and Owner provides written notice to the other of their intent not to renew this agreement at least _____ days prior to the commencement date of the renewal term. If Owner terminates this Agreement or if Broker terminates this Agreement due to Owner's default, Owner shall immediately pay Broker all fees and commissions it would have earned had this Agreement not been terminated but instead had been in effect for the entire term set forth above. Broker may deduct the full amount of such fees and commissions from any monies being held coming to Broker which would be due Owner.
- Compensation.** Broker shall be compensated on the following basis:
 - Tenant Procurement:** \$ _____ or _____ percent (%) of _____ month(s) rent.
 - For Management:** \$ _____ or _____ percent (%) of monthly rent.
 - Renewal Fee:** \$ _____ or _____ percent (%) of _____ month(s) rent.
 - For Refinancing:** \$ _____.
 - For Modernization:** \$ _____ plus _____ percent (%) of expenditures.
 - Restoration:** \$ _____ plus _____ percent (%) of expenditures.
 - For Repairs:** \$ _____ plus _____ percent (%) of expenditures.
 - For Sale:** \$ _____ or _____ percent (%) of sale price.
 - Other:** _____

- Security Deposit.** With respect to any security deposit to be paid by tenant pursuant to the Lease of Property, Owner either [Select one. The section not selected shall not be part of this Agreement] authorizes Broker to hold such security deposit in Broker's trust account and all interest earned on said account is the property of the Broker or agrees that Owner shall hold the security deposit in accordance with all Georgia Laws and shall be fully responsible for the same. If Broker is holding the security deposit of tenant on Property, which is being managed by Broker and the management agreement is terminated, Owner shall designate another real estate broker in Georgia to hold the security deposit and shall give notice to tenant and Broker of the same. Upon such notice being given, Broker shall within 30 (thirty) days thereafter transfer the security deposit to the newly designated Broker. Owner does hereby consent to such a transfer and agree that Broker shall thereafter be relieved of any and all responsibility and liability for the same. If Owner does not designate a new Broker to hold the security deposit within 30 (thirty) days of the date of termination of the management agreement with Broker, then Owner shall be obligated to pay Broker a monthly fee of \$ _____ for each month thereafter during which Broker acts as the escrow agent with respect to the security deposit.

5. **Charges.** Broker is hereby authorized to charge and collect from the tenant all rent, additional rent, late charges, fees for returned checks and credit reports and such other fees and charges as Broker may reasonably deem appropriate. Other than rent, which shall belong to Owner, these charges shall be the property of the party identified below:

- | | | | | |
|--|-------|-------|-------|--------|
| A. Additional Rent | _____ | Owner | _____ | Broker |
| B. Late charges | _____ | Owner | _____ | Broker |
| C. Fees for Returned Checks | _____ | Owner | _____ | Broker |
| D. Credit Reports | _____ | Owner | _____ | Broker |
| E. Witness and Production of Document Fees in Litigation | _____ | Owner | _____ | Broker |
| F. Other: _____ | _____ | Owner | _____ | Broker |

6. **Independent Contractor Relationship.** This Agreement shall create an independent contractor relationship between Broker and Owner. Broker shall at no time be considered an employee of Owner. If there is an affiliated licensee of Broker directly assisting Broker in marketing and selling the Property, said licensee shall be an: *[Select all which apply. Any section not selected shall not be a part of this Agreement].*

- Independent contractor of Broker
 Employee of Broker

7. **Marketing.**

A. **Advertisements:** Broker may advertise Property for lease in all media and reproduce and distribute images of Property in connection therewith. Owner agrees not to place any advertisements on Property or to advertise Property for lease in any media except with the prior written consent of Broker and reimburse Broker for any advertising expenses that are specifically directed by Owner to be incurred by Broker. Broker is hereby authorized to place Broker's "For Rent" sign on Property. Broker is authorized to procure tenants to lease Property in cooperation with other real estate brokers and their affiliated licensees and to share Broker's commission with any cooperating Broker who procures a tenant ready, willing and able to lease the Property by paying said cooperating Broker \$_____. Broker may distribute leasing information (including the rent to be paid) to them and other members of the multiple listing service(s), and said cooperating brokers and their licensees may with permission of Broker (which permission may be granted or denied in the sole discretion of Broker) republish such information in other media. Broker and other real estate brokers and their affiliated licensees may show the Property without first notifying Owner.

B. **Lockboxes:** Owner does hereby authorize Broker to place a lockbox on the Property to be used in connection with the marketing, inspection and leasing of the Property by Broker, Broker's affiliated licensees, other real estate brokers and their affiliated licensees and others who may need access to the Property. There have been isolated instances of crimes occurring against property and persons where a key from the lockbox was alleged to have been used for a criminal purpose. In order to minimize the risk of such crimes occurring, Owner is encouraged to (a) remove all valuables or put them in a secure place, (b) not permit lockboxes on door handles that can be unscrewed from the outside or on other parts of the building from which a lockbox can be easily removed, (c) place a separately keyed or internally locking deadbolt lock on the door serviced by lockbox that is locked at all times when the occupant of the Property is present in the Property and (d) take any other measures Owner believes are appropriate to protect Owner's property and all persons occupying the Property.

C. **Multiple Listing Service(s):** Broker agrees to file the listing with the following multiple listing service(s): _____. Owner acknowledges that the Service(s) is/are not a party to this Agreement and is/are not responsible for errors or omissions on the part of Owner or of Broker. Owner agrees to indemnify the Service(s) from and against any and all claims, liabilities, damages or losses arising out of or related to the listing and lease of the Property.

8. **Sale of Property.** If Owner sells Property to a tenant (or to a spouse or roommate of such tenant or to any other entity controlled by any of these parties) obtained by Broker, either during the term of the lease or thereafter, Owner will pay Broker a commission of _____ percent (%) of the price for which Property is sold. Owner shall immediately give notice to Broker if and when: (a) Owner enter into a contract to sell Property; or (b) Owner closes on the sale of Property to another. This obligation shall survive the expiration or termination of this Agreement.

9. **Broker's Authority.** Owner agrees to be responsible for the expenses associated with and hereby gives Broker the authority to:

- A. advertise exclusively Property for rent and to display "for rent" signs thereon; to sign, renew and cancel leases for Property; to collect rents that become due and give receipts; to terminate tenancies and to sign and serve in the name of the Owner such notices as are appropriate; to sue in the name of the Owner and recover rents and other sums due; and when expedient, to settle, compromise, and release such actions or lawsuits or reinstate such tenancies.
- B. make, contract and/or supervise repairs, alterations, and/or decorations to Property; to purchase supplies and pay bills therefore; Broker agrees to secure the prior approval of the Owner on all expenditures in excess of \$_____ for any one item, except monthly or recurring operating charges and/or emergency repairs in excess of the maximum, if in the opinion of the Broker such repairs are necessary to protect the Property from damage or to maintain services to the tenants as called for in their leases.
- C. hire, discharge and supervise all contractors and/or employees required for the operation and maintenance of Property; it being agreed that any employees hired shall be deemed employees of Owner and not Broker, and that Broker may perform any of its duties through Owner's attorneys, agents, or employees and shall not be responsible for their acts, defaults, or negligence if reasonable care has been exercised in their appointment and retention.
- D. make contracts for electricity, gas, fuel, water, telephone, window cleaning, trash or rubbish hauling and other services as Broker shall deem advisable; Owner shall assume the obligations of any contract so entered into prior to the termination of this Agreement.
- E. contract with others, including affiliates of broker, in-house staff or companies owned by Broker, to perform services including, but not limited to repairs, maintenance, accounting, data processing, record keeping, legal fees and court costs. Any such arrangement with affiliates or companies owned by Broker will be on terms fair and reasonable to Owner and no less favorable than could reasonably be realized with unaffiliated persons or companies. Owner is hereby aware that Broker may deduct these expenses from the monies coming to Broker that are due to Owner.
- F. institute and prosecute legal actions and proceedings in Owner's name and behalf, terminate leases for cause, remove tenants from Property, recover from damage to Property, and for such purposes, Broker may employ attorneys and incur court costs and litigation costs at Owner's expense for any and all of these things. Broker, at its discretion, is also authorized to settle or compromise any such legal actions or proceedings.

10. Receipt and Payment of Funds. Broker is authorized to deposit all rent received from Property in a trust account maintained by Broker for that purpose in a federally insured banking institution. Owner understands that Broker has no control over any financial institution and that Broker shall have no liability for any loss resulting from the failure or bankruptcy of the banking institution. Broker shall also provide Owner, a detailed monthly accounting of funds (not later than 30 days after the end of each month) received and disbursed on Owner's behalf and shall remit to Owner the balance of such funds, if any, remaining after Broker deducts any and all commissions, management fees and other charges due Broker, or other parties on Owner's behalf. In the event the disbursements shall be in excess of the rents collected by Broker, Owner hereby agrees to pay such excess promptly upon demand of Broker. In addition, Broker may debit any other account of Owner to satisfy or partially satisfy balances owed on such account. Broker shall prepare IRS Form 1099 and any other tax related forms or documents, as may be required by law. Broker is further authorized to make the following payments for Owner on a monthly basis; however, Broker shall be under no obligation to make such payments if there are insufficient funds on hand in Owner's account with Broker, it being understood that Broker will promptly notify Owner if such funds are not on hand. Broker is hereby instructed and authorized to pay:

- | | | |
|--|---|--|
| <input type="checkbox"/> Mortgage indebtedness | <input type="checkbox"/> Property and Employees taxes | <input type="checkbox"/> Special Assessments |
| <input type="checkbox"/> Property insurance | <input type="checkbox"/> HOA fees | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

11. Emergency Repairs. Broker is authorized to make emergency repairs to Property as Broker reasonably believes to be necessary to protect Property from damage or to maintain services to a tenant for which a lease provides. Owner has paid to and will maintain with Broker the sum of \$_____ as a deposit for the cost of emergency repairs, but expenditures for repairs are not limited to that amount if for reasons of necessity Broker must spend more. Owner acknowledges that the cost of making emergency repairs may be significantly higher than the cost of making repairs on a non-emergency basis. Owner understands that Broker is under no duty to make expenditures in excess of the amount of the deposit. The deposit money shall be deposited in Broker's escrow account with Broker retaining the interest if the account is interest-bearing. In the event any check is not honored, for any reason, by the bank upon which it is drawn, Owner shall deliver good funds to Broker within three banking days of receipt of notice. In the event Owner does not timely deliver good funds, Broker, in his sole discretion, shall have the right to terminate this Agreement by giving written notice to Owner. Owner shall promptly reimburse Broker for the cost of all emergency repairs which Broker pays for or for which Broker is obligated. Owner acknowledges and agrees that any need for repairs noted by a housing code inspector or for which a housing code inspector has warned Owner and/or Broker that a citation will be issued if not repaired or for which Owner and/or Broker has received a citation may be treated by Broker as an emergency need for repairs for which Broker is hereby authorized to immediately correct.

12. Limits on Broker's Authority and Responsibility. Owner acknowledges and agrees that Broker:

- A. may show other properties to prospective tenants who are interested in Owner's Property;
- B. shall not be responsible to advise Owner on any matter including but not limited to the following: any matter which could have been revealed through a survey, title search or inspection of Property; the condition of Property, any portion thereof, or any item therein; building products and construction techniques; the necessity or cost of any repairs to Property; mold; hazardous or toxic materials or substances; termites and other wood destroying organisms; the tax or legal consequences of this transaction; the availability and cost of utilities or community amenities; the appraised or future value of Property; any condition(s) existing off Property which may affect Property; the terms, conditions and availability of financing; and the uses and zoning of Property whether permitted or proposed. Owner acknowledges that Broker is not an expert with respect to the above matters and that, if any of these matters or any other matters are of concern, Owner should seek independent expert advice relative thereto. Owner acknowledges that Broker shall not be responsible to monitor or supervise any portion of any construction or repairs to Property and that such tasks clearly fall outside the scope of real estate brokerage services;
- C. shall owe no duties to Owner nor have any authority to act on behalf of Owner other than what is set forth in this Agreement;
- D. shall make all disclosures required by law;
- E. may disclose all information about Property to others; and
- F. shall, under no circumstances, have any liability greater than the amount of the real estate commission paid hereunder to Broker (excluding any commission amount paid to a cooperating real estate broker, if any) or, if no real estate commission is paid to Broker, than a sum not to exceed one hundred dollars; and

13. Owner's Responsibility:

- A. Owner certifies that unless provided otherwise herein, all systems and furnished appliances are in good working order and repair. Owner certifies that Property is in good and habitable condition and Owner, will at all times, be responsible for the maintenance of Property in: (1) a good habitable condition; and (2) compliance with all applicable laws, ordinances and regulations of all government authorities. Upon the execution of this agreement, Owner will provide to Broker two sets of keys for Property and ensure that Property is clean and the grounds are in good condition.
- B. Owner shall maintain adequate fire and extended coverage insurance on Property, and will, at all times, maintain landlord's liability insurance for Owner and will cause Broker to be named as additional insured under such liability insurance. Owner will provide Broker with evidence of such insurance coverage prior to date of occupancy by tenant and thereafter, within seven days of Broker requesting the same. Owner further certifies to Broker that Owner is unaware of any environmental contamination, or hazardous, toxic, dangerous or unsafe conditions or products on or in Property.
- C. To keep all mortgage obligations, property taxes, association fees, or any other obligations which could lead to a foreclosure action against the property current and paid in full as required. Should Broker be notified that a foreclosure action has been initiated against the subject property then Owner authorizes Broker to freeze all of the Owner's funds related to that property and Broker will make no further disbursement to Owner. Owner will have 30 (thirty) days to correct and make current the obligation that initiated the foreclosure action. Should Owner fail to make current the obligation, and thereby stop the foreclosure action, Owner authorizes Broker to refund the security deposit to the Tenant and to deduct from Owner's funds on hand with Broker all amounts due to broker or Tenant including, but not limited to, any refund to tenant of prorated rent or expenses and all of the management fees that would be due to Broker through the end of the original lease term. Owner and Broker agree that the tenant is not a third party beneficiary and nothing in this paragraph shall limit Broker's other legal remedies to collect from Owner any unpaid fees due to Broker.

14. Disclosures.

- A. Broker agrees to keep confidential all information which Owner asks to be kept confidential by express request or instruction unless the Owner permits such disclosure by subsequent word or conduct or such disclosure is required by law. Owner acknowledges, however, that tenant and tenant's broker may possibly not treat any offer made by Owner (including its existence, terms and conditions) as confidential unless those parties have entered into a confidentiality agreement with Owner.
- B. Broker may not knowingly give customers false information.
- C. In the event of a conflict between Broker's duty not to give customers false information and the duty to keep the confidences of Owner, the duty not to give customers false information shall prevail.
- D. Unless specified below, Broker has no other known agency relationships with other parties that would conflict with any interests of Owner (except that Broker may represent other buyers, sellers, landlords, and tenants in buying, selling or leasing property).
- E. Broker may provide assistance to prospective tenants and buyers without violating any duties to Owner.
- F. Broker may show alternative properties to tenants and buyers and provide information to same.

15. Broker's Policy on Agency. Unless Broker indicates below that Broker is not offering a specific agency relationship, the types of agency relationships offered by Broker are seller agency, buyer agency, designated agency, dual agency, owner agency, and tenant agency. The agency relationship(s), if any, not offered by Broker include the following: _____

16. Dual Agency Disclosure. *[Applicable only if Broker's agency policy is to practice dual agency]* If Owner and a prospective tenant are both being represented by the same Broker, Owner is aware that Broker is acting as a dual agent in this transaction and consents to the same. Owner has been advised that:

- A. In serving as a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
- B. Broker will disclose all adverse, material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from another client which is not otherwise required to be disclosed by law;
- C. Owner does not have to consent to dual agency and, the consent of Owner to dual agency has been given voluntarily and Owner has read and understands the brokerage engagement agreement.
- D. Notwithstanding any provision to the contrary contained herein, Owner hereby directs Broker, while acting as a dual agent, to keep confidential and not reveal to the other party any information, which could materially and adversely affect Owner's negotiating position.
- E. Broker or Broker's affiliated licensees will timely disclose to each client the nature of any material relationship with other clients other than that incidental to the transaction. A material relationship shall mean any actually known personal, familial, or business relationship between Broker and a client, which would impair the ability of Broker to exercise fair and independent judgment relative to another client. The other party whom broker may represent in the event of dual agency may or may not be identified at the time a tenant enters into this Agreement. If any party is identified after the Agreement and has a material relationship with Broker, then Broker shall timely provide to Owner a disclosure of the nature of such relationship.

17. Designated Agency Disclosure. *[Applicable only if Broker's agency policy is to practice designated agency]* Owner hereby consents to Broker acting in a designated agency capacity in transactions in which Broker is representing Owner and a prospective tenant. With designated agency, Broker assigns one or more of its affiliated licensees exclusively to represent Owner and one or more of its other affiliated licensees exclusively to represent the prospective tenant.

18. Assignment. This Agreement may be assigned by Broker to another real estate broker licensed in the State of Georgia upon notice to Owner. Any assignee shall fulfill all the terms and conditions of this Agreement.

19. Lead-Based Paint. If any part of a dwelling located on Property was built before 1978 or if Owner does not know when the property was built, Owner agrees to provide the following to broker for review prior to entering into this agreement.

- A. a written disclosure by Owner of the presence of known lead-based paint and/or lead-based paint hazards, if any, in the dwelling.

20. Owner's Property Disclosure Statement. Owner's Property Disclosure Statement is **OR** is not attached to this Agreement. If Owner's Property Disclosure Statement is attached hereto, Broker is authorized to provide a copy thereof to prospective tenants. Owner shall review and update Owner's Property Disclosure Statement so that the Tenant is fully aware of the then current conditions affecting the Property prior to signing a Lease.

21. Notice of Propensity of Flooding. In accordance with O.C.G.A. § 44-7-20, Owner hereby certifies to Broker the following: some portion or all of the living space or attachment thereto on Property has **OR** has not been flooded at least three times within the last 5 (five) years immediately preceding the execution of this Management Agreement. Flooding is defined as the inundation of a portion of the living space caused by an increased water level in an established water source such as a river, stream, or drainage ditch, or as a ponding of water at or near the point where heavy or excessive rain fell.

22. Terminology. As the context may require in this Agreement, the singular shall mean the plural and vice versa and all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

23. Time of Essence. Time is of the essence of this Agreement.

24. Credit Report Disclosure. Owner understands and agrees that all credit report information provided to Broker from Tenant or Credit reporting agency is strictly confidential and is the sole property of Broker and Broker has no duties to provide said information to Owner unless written permission is granted by Tenant.

25. Indemnity. Owner agrees to hold Broker harmless from all injuries, damages, suits and claims arising out of or in connection with the leasing and management of Property and to carry, at Owner's own expense, necessary public liability and worker's compensation insurance adequate to protect the interest of the parties hereto, which policies shall be written to protect Broker in the same manner and to the same extent they protect the Owner, and will name the Broker as additional insured. Broker shall not be liable for any error of judgment or for any mistake, fact of law or for anything which Broker may do or refrain from doing hereinafter, except in cases of intentional wrongdoing or misconduct. Notwithstanding any other provisions to the contrary, Broker shall under no circumstances have any liability greater than the compensation actually paid to Broker hereunder including commissions. Owner acknowledges that there is a risk of damage to or theft of any personal property Owner leaves in or on Property and Owner does hereby release Broker with regard to the same. For the purpose of this section, the term "Broker" shall specifically include Broker and Broker's affiliated licensees and employees.

26. **Nondiscrimination.** Owner and Broker hereby agree to fully comply with all state and federal fair housing laws and regulations and shall not unlawfully discriminate on the basis of race, color, creed, national origin, sex, age, handicap, or familial status.
27. **Responsibility to Cooperate.** All parties agree to take all actions and do all things reasonably necessary to fulfill in good faith and in a timely manner the terms and conditions of this Agreement.
28. **Governing Law.** This Agreement may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia.
29. **Entire Agreement.** This Agreement constitutes the sole and entire agreement between the parties. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement and the terms and conditions herein may not be amended, modified or waived except by the written agreement of Owner. The failure of the parties to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the parties later to insist on such strict adherence.
30. **No Imputed Knowledge.** Owner acknowledges and agrees that with regard to any property in which Owner intends to rent, there shall be no knowledge imputed between Broker and Broker's licensees or between the different licensees of Broker. Broker and each of Broker's licensees shall be deemed to have only actual knowledge of such properties.
31. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or reference herein are made a part of this Agreement. If any such exhibit or addenda conflicts with any preceding paragraph (including any changes thereto made by the parties), said exhibit or addenda shall control.
32. **GAR Forms.** The Georgia Association of REALTORS®, Inc. ("GAR") makes certain standard real estate forms available to its members. These GAR forms are frequently provided to the parties in real estate transactions by the REALTORS® with whom they are working. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form he or she should consult an attorney. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.
33. **Notices.**
- A. Communications Regarding Real Estate Transactions.** Client acknowledges that many communications and notices in real estate transactions are of a time sensitive nature and that the failure to be available to receive such notices and communications can have adverse legal, business and financial consequences. During the term of this Agreement, Client agrees to remain reasonably available to receive communications from Broker.
- B. Notices between Broker and Client Regarding this Agreement.** Client and Broker agree that communications and notices between them regarding the terms of this Agreement (and excluding real estate transactions with which the parties may be involved) shall be in writing, signed by the party giving the notice, and may be delivered in person or to any address, e-mail address and/or facsimile number to the person to whom the communication or notice is being given specifically set forth in this Agreement. It is the intent of the parties that those means of transmitting notices for which a party has not provided an address or number shall not be used for receiving notices and communications. For example, if a party has not provided an e-mail address in this Agreement, it shall mean that the party is not accepting notices or communications sent by this means.
- C. Client Contact Information.**
The contact information of Client(s) is set forth below:
- | | |
|------------------------------|---------------------------|
| Client Name | Business Telephone: _____ |
| Address for Receiving Notice | Home Telephone: _____ |
| | Cell Phone: _____ |
| | Facsimile Number: _____ |
| | E-mail Address: _____ |
| Client Name | Business Telephone: _____ |
| Address for Receiving Notice | Home Telephone: _____ |
| | Cell Phone: _____ |
| | Facsimile Number: _____ |
| | E-mail Address: _____ |
- Client agrees to immediately update Broker of any changes to the above referenced information.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

BY SIGNING THIS AGREEMENT, OWNER ACKNOWLEDGES THAT: (1) OWNER HAS READ ALL PROVISIONS MADE HEREIN; (2) OWNER UNDERSTANDS ALL SUCH PROVISIONS AND DISCLOSURES AND HAS ENTERED INTO THIS AGREEMENT VOLUNTARILY; AND (3) OWNER IS NOT SUBJECT TO A CURRENT LEASING/MANAGEMENT AGREEMENT WITH ANY OTHER BROKER.

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY OWNER.

The above Agreement is hereby accepted, _____ o'clock _____.m., on the date of _____.

Broker

Address: _____

MLS Office Code Brokerage Firm License Number

Broker's Phone# _____ & FAX# _____

By: _____
Broker or Broker's Affiliated Licensee

Print or Type Name

Agent's Georgia Real Estate License Number

Email Address: _____

Owner's Signature

Print or Type Name

Owner's Signature

Print or Type Name

ADDITIONAL PAGE

Initials: _____

Initials: _____ / _____

Initials: _____

Initials: _____ / _____

ADDITIONAL PAGE

Initials: _____

Initials: _____ / _____

Initials: _____

Initials: _____ / _____

Property Intake Form - Ritan Property Group Inc

Property Address

Address		
City	State	Zip
Subdivision or Complex		County

Owner Information

Owner Name(s)		
Is the property held in a corporation or trust? Yes No Name of corporation or trust		
Owner mailing address		
City	State	Zip
Cell phone	Work phone	Home phone
Email address		Alt email address

HOA Contact Information

Is the property in a HOA? Yes No		If yes, do you have permission from the HOA to lease the property? Yes No	
Does the HOA require specific language in the lease, a lease of specific duration, or have any other requirements for the lease? Yes No			If yes, describe below:
Does the HOA limit pets by number, breed or weight? Yes No		If yes, describe:	
Does the HOA limit the type of vehicles that may be parked on the property? Yes No			If yes, describe:
HOA company name		HOA main contact	
HOA address		City	State Zip
HOA phone	HOA Fax	HOA email	

Property Description

Year Built	No. of bedrooms	No. of full baths	No. of half baths
Floors:	Hardwoods Carpet New carpet	Tile	
Kitchen:	Stone countertops Stainless appliances	New appliances	
Appliances:	Dishwasher Disposal Refrigerator	Gas stove Electric stove	Microwave Washer Dryer
HVAC:	Gas furnace Heat pump	Electric floor registers	Central air Window units Other:
Room Description:	Separate dining room	Eat-in kitchen	Master on main Utility room Pantry Open floor plan
Features:	Deck Patio Fireplace	Trey ceilings Ceiling fans	Pool Hot tub Fenced back yard
Finished basement Unfinished basement		Security System	City water City sewage Septic tank Well water
Other features (use additional pages if necessary):			

Complex or Neighborhood Amenities

Pool	Tennis	Fitness Center	Business Center	24 x 7 Concierge	Club House	Gated community
Proximity to restaurants		Other (describe):				

Parking & Mailbox

1 car garage	2 car garage	Deck	Carport	Driveway only	Street only	Parking lot
Maximum number of cars allowed at any given time			Assigned parking spaces	Mailbox Number		
Other (describe):						

Access Codes & Remotes

Gate code	Alarm code	Remote devices required:	Magnetic card	Gate clicker
Other (describe):				

Lawn Maintenance

Tenant is responsible for lawn	Owner is responsible for lawn	HOA is responsible for lawn
Other (describe):		

Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									

or

Employer identification number									

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

RITAN PROPERTY GROUP, INC

P.O. Box 219
Avondale Estates, Georgia 30002

Date: _____

Insurance Agent _____

Insurance Company _____

Address _____

Voice _____

FAX _____

Email (if avail.) _____

RE: Policy Number _____

Dear Agent:

I have asked **Ritan Property Group, Inc** to manage my property located at

_____,
which is insured with your company. Please add "Ritan Property Group, Inc" as Additional Insured to my policy. My understanding is that there is no additional charge for this endorsement. If there is a charge, contact me before making changes to my policy. Otherwise, please mail a copy of the endorsement directly to:

Ritan Property Group, Inc
P.O. Box 219
Avondale Estates, GA 30002

If you any questions, you may reach Ritan Property Group at 404.284.2589.

Sincerely,

Policy Owner

Date

Policy Owner (Print)

Voice: (404) 284-2589
Fax: (800) 385-4830
E-mail: Info@RitanPropertyGroup.com
Web: www.RitanPropertyGroup.com
AN INDEPENDENT MEMBER BROKER

RITAN PROPERTY GROUP, INC

300 North Highland Avenue, Suite B
Atlanta, Georgia 30307

All owner payments are made via ACH electronic deposit. Please attach below a voided check from the account into which you wish to receive deposits.

ATTACH VOIDED CHECK HERE



Voice: (404) 284-2589

Fax: (800) 385-4830

E-mail: Info@RitanPropertyGroup.com

Web: www.RitanPropertyGroup.com

AN INDEPENDENT MEMBER BROKER

OWNER'S PROPERTY DISCLOSURE STATEMENT (LEASE)

(To be used for Lease for Lease/Purchase Agreement and
Lease for Residential Property Forms)

EXHIBIT " _____ "

2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the lease/purchase and sale of that certain Property known as: _____, Georgia _____.

NOTICE TO TENANT AND OWNER: This disclosure statement is designed to assist property owner in disclosing to prospective broker and tenants all known material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fixtures/items that are included with the rental of Property. All questions are to be answered with respect to the above referenced Property.

IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES," PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?	_____	_____	_____
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	_____	_____	_____
(c) Are there any diseased or dead trees on Property?	_____	_____	_____
(d) Are there any encroachments, leases, unrecorded easements, or boundary line disputes?	_____	_____	_____
2. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof: _____ years.			
(b) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?	_____	_____	_____
3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
(a) Is your Property currently under a transferable bond, warranty or other coverage, for termites or other wood destroying organisms by a licensed pest control company?	_____	_____	_____
If yes, check type of coverage: <input type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment only			
4. DRAINAGE, FLOODING AND MOISTURE:			
(a) Has there been any water leakage, water accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade?	_____	_____	_____
(b) Have any repairs been made to control any water or dampness problems in the basement, crawl space, or other parts of the main dwelling at or below grade?	_____	_____	_____
(c) Is the Property or any improvements thereon located in a flood zone?	_____	_____	_____
(d) Does water regularly stand on Property for more than one day after it has rained?	_____	_____	_____
(e) Has there been any past flooding on Property?	_____	_____	_____
(f) Does mold appear on interior heated and cooled portions of any dwelling on Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?	_____	_____	_____
5. PLUMBING RELATED ITEMS:			
(a) What is your drinking water source: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well on Property			
(b) If your drinking water is from a well, has it been tested within the past twelve months?	_____	_____	_____
(c) Do you have a water softener, filter or purifier? If yes, <input type="checkbox"/> Leased <input type="checkbox"/> Owned	_____	_____	_____
(d) What is the type of sewage system: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic Tank			
(e) Is the main dwelling served by sewage pump or lift system?	_____	_____	_____
(f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? If yes, please give the date of last service: _____	_____	_____	_____
(g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items?	_____	_____	_____
(h) Is there any polybutylene plumbing, other than primary service line, on Property?	_____	_____	_____
6. TOXIC SUBSTANCES:			
(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminates?	_____	_____	_____
(b) Has Property ever been tested for radon, lead, mold or any other potentially toxic substances?	_____	_____	_____

<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
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7. COVENANTS, FEES AND ASSESSMENTS:

- (a) Is Property part of a condominium, community association or subject to covenants, conditions and restrictions (CC & Rs)?
- (b) If yes, are there any restrictions on leasing?

_____	_____	_____
_____	_____	_____

8. OTHER MATTERS:

- (a) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects, termites, and/or title problems?
- (b) Have there been any problems with or repairs made to the electrical, plumbing, or heating and air condition systems, or any part thereof?

_____	_____	_____
_____	_____	_____

9. LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior to 1978?

Yes Don't Know No

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

10. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes Don't Know No

It is the policy of this state and this community, to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

11. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

Mark box if additional pages are attached.

12. OWNER'S REPRESENTATION:

To the best of Owner's knowledge and belief, the information contained in this Owner's Property Disclosure Statement is accurate and complete as of the date signed by Owner. It should not be a substitute for Tenant inspecting Property or obtaining any warranties with regard to Property that Tenant may wish to obtain. Owner hereby authorizes Broker to provide this Owner's Property Disclosure Statement to prospective Tenants of Property and to real estate brokers and their affiliated licensees. **Owner agrees to promptly update this Owner's Property Disclosure Statement and to provide any Tenant and Broker with a revised copy of the same if there is any material changes in the answers to the questions contained herein.**

Owner: _____

Date: _____

Owner: _____

Date: _____

13. RECEIPT AND ACKNOWLEDGMENT BY TENANT:

I acknowledge receipt of this Owner's Property Disclosure Statement. I understand that, except as stated in the Lease Agreement, the Property is being rented in its present condition, without warranties or guarantees of any kind by Owner or Brokers. No representations concerning the condition of Property are being relied upon by Tenant except as disclosed herein or stated in the Lease Agreement.

Tenant: _____

Date: _____

Tenant: _____

Date: _____