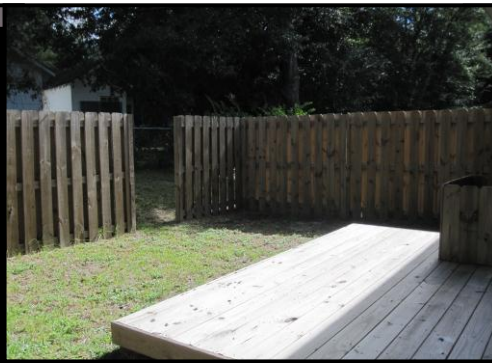


**ALL FLOOR PLANS:**

- New Kitchen Cabinets & Sink
- New Dishwasher, Stove, Fridge
- New Heat & Air, Water Heater
- New Carpet, Ceramic Floors
- New Paint, Blinds, Windows
- Total Electric
- Flat Rate Water



**ONE BEDROOM FLAT (600SF)**

- Affordable, Convenient
  - Large, Updated Bath
- Full-size Washer/Dryer Connections
- Separate His/Her Bedroom Closets
- Eat-in Area with Pass-Through Window
  - 12 Month Lease **\$595**
- **MOVE IN SPECIAL: FIRST MONTH FREE!**

**TWO BEDROOM FLAT (900SF)**

- Spacious & Clean
  - Updated Full Bath
- 2 Additional Storage Closets
- Separate His/Her Bedroom Closets
- Large Laundry Room with Shelves,
  - Work Counter & Closet
  - 12 Month Lease **\$625**
- **MOVE IN SPECIAL: FIRST MONTH FREE!**

**THREE BEDROOM TOWNHOME (1250SF)**

- Large Family-Friendly Home
  - Updated Full Bath + Half Bath
- Dressing Area with Makeup Area & Sink
  - 4 Additional Storage Closets
- Separate His/Her Bedroom Closets
- Dining Room with Pass-Thru Window
  - Deck & Fenced Yard
  - 12 Month Lease **\$750**
- **MOVE IN SPECIAL: FIRST MONTH FREE!**



10612 Middleground Road Savannah, GA 31419  
912.925.8416 OR 912.352.0983  
www.lanierrealty.com



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Thank you for your interest in **Andover Crossing**. After you have inspected our available properties, you must fill out our **Rental Application**. The **\$25.00 (per adult) non refundable application fee** must be paid in exact cash or money order before we will process your application. **Please return the completed application to Andover Crossing, office hours Monday–Friday 10am to 6pm.** Your completed application will be held strictly confidential.

We usually need from 2 to 3 days to process the information you provide. Before you fill out the application, you should read the following Office Policies and Leasing Procedures. If you have any questions concerning our Procedures or Policies, please feel free to ask us.

**Landlord Verification** We will contact your current and previous Landlords to check your record of rent payments, your care of the property, and whether you have fulfilled your lease agreement. You can be denied if any landlord reports slow payments or damages to their property. Your application can also be denied if you have ever been evicted from any property. (If your situation requires special consideration because you have no landlord reference and/or no credit, we may require a qualified Lease Endorser to guarantee your rental contract.)

**Job Verification** We will contact your current employer to verify your monthly income, your length of employment, and your job stability. You should be able to demonstrate a satisfactory history of at least 12 months working on a job. We may call other sources if you list them as additional income. If you are self-employed, we require copies of your bank statements. (If your situation requires special consideration because you have no landlord reference and/or no credit, we may require a qualified Lease Endorser to guarantee your rental contract.)

**Credit Investigation** We will contact a national credit reporting agency to review your personal credit history. Your application **may** be refused if your credit report shows a history of bankruptcy, unpaid judgments, liens, charge-offs, repossessions, or repeated late payments. (If your situation requires special consideration because you have no landlord reference and/or no credit, we may require a qualified Lease Endorser to guarantee your rental contract.)

**Criminal Records Check** We will also check your records with the GA. Criminal and Civil Records data base. We will review your criminal history of arrests and any civil records or judgments against you. If you have a criminal record, you should discuss your history with us before you make your application. Your application can be refused if your record shows a history of property destruction, drug activity, or Landlord judgments. We also check your name with existing federal databases.

**Income Requirements** Your total monthly income is one of the most essential items on your application. Our company policy is as follows: "Rent should not exceed one-fourth to one-third of the applicant's monthly income." You will most likely derive your income from your primary job; however, we will consider any other income sources such as part-time Jobs, Child Support or Workman's Compensation. (If your situation requires special consideration because you have no landlord reference and/or no credit, we may require a qualified Lease Endorser to guarantee your rental contract.)

**Identification Requirements** For reasons of security, we must be able to verify the identity of each adult occupying the premises. During the application process, each adult will be asked to present a valid government issued photo ID card. We will make copies of these documents to attach to your application.

**Agency Disclosure** Our Company provides rental services for property owners. We represent their interests in all rental transactions. Rental units are offered to the **best qualified** applicant and not on a "first come, first serve basis."

**Housing Limits** The properties we manage have limits as to the number of people that can occupy each unit.

The general rule is **that no more than one person (except couples) can occupy a bedroom.**

**Fair Housing Notice** We are pledged to the letter and the spirit of the U.S. Department of Housing and Urban Development's policy for the achievement of Equal Housing Opportunity throughout the nation. We support an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familiar status, or national origin.