

## Leasing Application Frequently Asked Questions (FAQS)

- How do I apply to rent a home?  
*Carole Paul Realty's Rental Application is online at <http://www.carolepaulrealty.com/>  
Click on Homes for Rent, Then Apply for Rental or click on the below link <https://carolepaulrealty.managebuilding.com/Resident/apps/rentalapp/>*
- How long is a standard lease with Carole Paul Realty?  
*Standard lease agreements are for one year. With the owner's approval, a longer lease term may be available. Leases for less than one year, required a 10% increase in rent and the owner's approval.*
- Do all properties for rent by Carole Paul Realty accept pets?  
*No. A property listed for rent on Carole Paul Realty's website is noted as allowing pets in the description of the property. If it is NOT noted in the description that pets are allowed, they are not.*
- How much are Pet Fees, if allowed, for properties managed by Carole Paul Realty and when is the Pet Fee paid?  
*A one-time per property required Pet Fee is \$400. There is a 2-pet maximum unless otherwise approved by the Homeowner. However, the \$400 Pet Fee is not per pet. It includes all pets in the home. The Pet Fee is non-refundable and due at the Move-In evaluation. Funds for the Pet Fee must be separate from the Security Deposit which is also paid at the Move-In Evaluation.*
- Are there any special stipulations regarding pet breeds?  
*Any BULL breed requires insurance approval as it is stipulated in some Homeowner's insurance policies. Also, tenants must submit a digital picture of the pet (s) and a current year's Rabies vaccination record with the application. These items can be faxed to Carole Paul Realty at 877-797-5633 or emailed to [mindyspringer48@gmail.com](mailto:mindyspringer48@gmail.com)*
- Who is required to complete an Application for Rental Property with Carole Paul Realty?  
*ALL applicants over the age of 18 years must complete a separate online application.*

- What is the cost to apply, and how do I pay?  
*The application processing costs \$25 per applicant. Payments are made online at the time of application by providing your ACH only (Banking Account & Routing Numbers required). No credit cards are accepted. Customers may also pay by Certified Check or Money Order. The online application must be completed, printed and provided with the \$25 application fee in person at the Carole Paul Realty office at 1111 King George Blvd, Savannah, GA 31419. This will delay processing and could result in another applicant being approved first.*
- When will the application fee show on my banking statement?  
*Most banks will show the transaction within 48 hours.*
- What happens after I apply?  
*After applicants complete the online rental application via the Carole Paul Realty website, a secure request will be received via email to allow Carole Paul Realty to complete a credit and background check through SmartMove Part of TransUnion. You must create a login via the email link provided through SmartMove. If this email is not received, please contact Carole Paul Realty at 912-412-7442.*
- What additional items are required for my application to be complete?  
*Please see **Lease Application Instructional Checklist** for step by step instructions. This document can also be accessed on <http://www.carolepaulrealty.com/> by clicking on the Homes for Rent Tab and then Application Checklist.*
- What credit score is required to rent a property from Carole Paul Realty?  
*Carole Paul Realty does not require a specific credit score. An outside credit screening company completes all credit checks and makes a recommendation for approval, conditional approval or declined application status.*
- What is the required security deposit?  
*With an approved application, a standard deposit is equivalent to the first month's rent.*

*With conditional or low risk approval status, SmartMove sets a required security deposit, often 1 ½- 2 months' rent.*

*With a declined application status, prospective Tenants have the option of having a cosigner on their lease agreement. Having a cosigner on the lease agreement requires the cosigner to complete an online application, pay the \$25 fee, and agree to a background and credit check by SmartMove. If the cosigner receives an "Approved" status, a higher security deposit will still be required.*

- What is a “Rent Reservation” and why is it important?  
*A Rent Reservation Agreement is available to review online at <http://www.carolepaulrealty.com/>*

*Rent Reservation Agreements are signed when the first full month’s rent is paid and then home is removed from the rental market (secured). It must be completed and submitted to the Property Manager. Please note: Rental property is removed from the rental market on a first come first server basis as there may be multiple approved applications on an available property.*

- How much is the Rent Reservation Fee?  
*A Rent Reservation Fee is equal to the first month’s rent and is payable by money order or certified funds. Note: This fee is only refundable if potential tenant decides not to rent the property and notifies the Property Manager within 24 hours.*
- When do I sign my lease agreement?  
*Please see document titled **Lease Signing Instructions** and view welcome video <http://www.carolepaulrealty.com/Homes-for-Rent/Welcome-New-Tenant>*
- When do I pay my security deposit?  
*A Lease for Residential Property is signed. Next, a Move-In Evaluation is completed. Then, the Security Deposit is paid. Once all the steps are completed, Tenants will receive keys to the rental property.*
- What will I owe at move in?  
*In addition to the Security Deposit, a Pet Fee (if applicable) of \$400 is due at the Move in Evaluation. The payment for the Security Deposit must be separate from the payment for the Pet Fee (if applicable). Please click on the below link to view a short video about the Move in Evaluation. <http://www.carolepaulrealty.com/Homes-for-Rent/Move-In-Inspection>*
- When do I connect Utilities?  
*A Tenant(s) has 3 business days to connect utilities after move in. Please click on the following link to see a video about Utility connection. <http://www.carolepaulrealty.com/Homes-for-Rent/Utilities>*