

Our Guarantee: We'll Locate a Tenant in 30 Days or Less!

We are so confident in our ability to find a tenant for your home, we offer our 30 Day Guarantee.

The way it works is simple?

As the homeowner, you have the ability to either approve or deny any potential applicant interested in renting your home. We focus our efforts 100% on marketing your property and giving it the maximum amount of exposure to Atlanta's rental market, in order to attract interested applicants.

We guarantee that our efforts will produce at least one interested applicant who will submit an application to rent your home within 30 days or less. The decision to deny or approve the applicant is yours.

To Qualify:

1. Your property must be in a "rent-ready" condition, as described in our article "How to Get a Home Ready for a Tenant", posted on our website. In addition, all listing paperwork must be completed, photos taken, and a lockbox placed on the property so we can begin marketing on day 1.
2. We must agree that the monthly rental amount you are asking is suitable for the current rental market and likely to attract interest from potential tenants. Properties don't qualify if over priced.
3. The home must be located in desirable parts of town where the highest demand for rental properties exist.
4. Because our ability to locate a tenant fast is directly related to the tenant's ability to come view your home, we must have unrestricted access to bring potential tenants to view the home. If your property is currently occupied and/or appointments must be set with either you or the current occupant prior to a showing, your home may not qualify.
5. The rental price for your home must fall within the most popular median rent ranges for the area.
6. All other terms and stipulations you set in leasing your home must fall within the standard rental norms for the Atlanta market. Any abnormal extremes will cause your property not to qualify. (For example, if the average security deposit for your area is one month's rent, but you request potential tenants to pay two or more months, higher than average application fees, or any other unusual condition)

To keep the process simple, when we list your home, we'll immediately let you know if your home qualifies for our 30 Day Guarantee.

By signing below, we officially acknowledge that your property qualifies for our guarantee.

_____ Date: _____

Agent Signature

The following discount applies if a completed application is not received within the first 30 days, along with the applicable application fee: _____

_____ Date: _____

Owner/ Landlord Signature

Binding Agreement Start Date: The effective start date of this 30 Day Guarantee is the date of _____ and has been filled in by _____.
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