CORNERSTONE PROPERTY SOLUTIONS LLC

Together We Are His House | Central Georgia

Application Process & Qualification Standards

1. Pre-Qualification and Formal Application

Prospective residents must first complete the brief pre-qualification questionnaire linked below. Pre-qualification is preliminary only; it is not a rental application, approval, offer of tenancy, or property reservation. Applicants meeting preliminary criteria may receive an invitation to apply through RentRedi. Each proposed adult occupant age 18 or older must complete a separate formal application and pay the applicable third-party screening fee disclosed at application. Applicants should allow approximately 1–3 business days after all requested materials are received; verification may take longer. Incomplete or materially false applications may be denied. Screening may include identity, income, employment, rental history, credit and other consumer reports, relevant court records, and lawful background checks. If an adverse decision is based in whole or part on a consumer report, CPS will provide the notices required by applicable law, including information about disputing inaccuracies with the reporting agency.

2. Property Reservation and Holding Fee

Only after formal approval may CPS offer a reservation of a specific available home for up to 14 calendar days. A reservation is optional and becomes effective only when CPS and the approved applicant sign a separate Property Reservation & Holding Fee Agreement and CPS receives the agreed fee, generally equal to one month's rent. The offer normally expires after 24 hours unless CPS specifies otherwise in writing. CPS does not collect holding fees from unapproved applicants. During the agreed period CPS will withhold the property from leasing to others. If the applicant signs the lease and completes required move-in arrangements by the deadline, the fee will be credited to the security deposit and documented in the move-in accounting. If the applicant withdraws or fails to complete the agreed steps, the fee may be retained only as specified in the signed agreement and as permitted by law. If CPS cannot provide the home on the agreed terms, the fee will be refunded. A holding fee is not a substitute for the lease or a guarantee of occupancy.

3. Security Deposit and Move-In Requirements

The standard security deposit is equal to one month's rent. Where an objectively supported, consistently applied screening exception is approved, CPS may require an additional security deposit, but the total security deposit will never exceed two months' rent as required by O.C.G.A. § 44-7-30.1. Before occupancy, all required funds must be paid, applicable tenant-paid utilities transferred, the lease signed by all parties, and a move-in inspection completed. Security deposits are administered in accordance with applicable Georgia law and the lease.

4. Qualification Standards

- Each adult applicant must provide acceptable current government-issued photo identification and sufficient lawful information to complete identity and consumer-report verification. A Social Security number may be requested where needed, but alternative lawful documentation will be considered when screening can be completed.
- Combined verifiable household gross monthly income must be at least three times the monthly rent. Lawful, verifiable income sources are considered consistently; reasonable accommodations and applicable voucher/program requirements will be honored.
- Applicants must demonstrate satisfactory rental-payment and tenancy history where such history exists. Relevant final eviction judgments, unpaid landlord debts, and verified material lease violations may be considered; an eviction filing alone is not an automatic denial.
- A minimum credit score of 560 is the ordinary standard. CPS may consider documented compensating factors under a consistently applied policy, such as a qualified guarantor or a security deposit within the statutory limit.
- Background screening applies to adult applicants. Criminal history will be assessed individually based on reliable information, the nature and severity of conduct, recency, and demonstrable relevance to resident or property safety; arrest alone is not proof of misconduct.
- All residents must comply with the lease's no-smoking/no-vaping provisions. Occupancy is ordinarily limited to two persons per bedroom, subject to applicable fair-housing laws, reasonable accommodations, and local occupancy requirements.

- Applications will be evaluated using consistently applied, lawful criteria. CPS will consider reasonable accommodation requests and applicable housing-assistance requirements. An exception is not guaranteed.

5. Selection and Equal Housing Opportunity

If multiple completed applications are received, CPS will apply its documented selection procedures consistently and without discrimination based on any protected characteristic. CPS provides equal housing opportunity and considers reasonable accommodation requests as required by law.

6. Begin Pre-Qualification

Complete the questionnaire using the link or QR code below. Prospective tenants who meet our preliminary qualification criteria may be invited to submit a formal RentRedi application. Pre-qualification is an initial screening step only and does not constitute rental approval, guarantee tenancy, or reserve a property.

https://forms.gle/5QDXhhi7j2XDi3Sk9

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Revision: October 2026 • Public screening standards; the signed lease and reservation agreement govern their respective transactions.