



# Apartment Rental Contract

FORM VALID FOR  
GEORGIA APARTMENT  
ASSOCIATION  
MEMBERS ONLY

This Apartment Rental Contract is a lease between the Owner of the Apartment Community and the Residents who are leasing the apartment.

The General Provisions of the lease which follow the signatures at the bottom of this page and any separate addenda signed by the parties are incorporated into and become part of this lease. Paragraph numbers on this page correspond to paragraph numbers in the General Provisions.

Lease Date: June 10, 2016  
Management: Radco Property Management  
☒ Owner ☐ Management Co. as Agent for Owner  
Apartment Community Name: Ashford Woods, LLC  
Apartment No.: 3145  
Apartment Address: 3145 Wexford Walk Drive, Smyrna, GA 30080  
Residents/Tenants: Ariramsingh Krishnamoorthy  
Other Occupants of Apartment: \_\_\_\_\_

Par. 1. Lease Term: 12 Months and \_\_\_\_\_ Days  
Beginning Date: 06/10/2016 Ending Date: 06/09/2017

Par. 3. Rent Due Monthly \$ 1005.00  
Pro Rated Rent Due at Lease Signing \$ 703.50  
Dates of Prorated Rent 06/10/2016 to 06/30/2016  
Month to Month Fee \$ \_\_\_\_\_  
Rent is Payable to Ashford Woods Apartments (Name on Check or Money Order)

Par. 4. Late Fees and Insufficient Funds Fees  
Date on Which Rent is Late 3  
Amount of Late Fee \$ 100.00 or \_\_\_\_\_ % of Rent  
Per Day Late Fee \$ \_\_\_\_\_ per day after \_\_\_\_\_ day of the month  
Returned or Insufficient Check Fee ☒ Service Fee of \$ 45.00 or ☐ 5% of Amount of Check plus ☐ Bank Service Fee of \$ \_\_\_\_\_ [Amount charged by Bank to Management for Charge Back]

Par. 5. Re-Key Lock Charge \$ 50.00  
Non-refundable Lease Fee \$ 251.25  
Security Deposit \$ 251.25  
Bank Name Hamilton State Bank (Where Security Deposit Kept)

Par. 6. How Much Notice Required To Non-Renew Lease Prior To End of Initial Lease Term 60 Days  
Renewal Period ☐ Month to Month (1 month at a time) Renewal ☐ Bi-Monthly (2 months at a time) Renewal  
Notice Required to End Renewal Period ☐ 30 days to end Month to Month Renewal ☐ 60 days to end Bi-Monthly Renewal

Par. 7. Early Termination Option: Amount of Notice Required for Electing Early Termination 60 Days Written Notice

Par. 9. Disclosure Notice of Owner or Managing Agent and Equal Housing Opportunity Policy  
Name of Managing Agent for Owner Radco Residential, LLC  
Address of Agent Authorized to Manage Apartment Community 400 Galleria Parkway, Ste. 400, Atlanta, GA 30339  
Name of Owner or Registered Agent Authorized to Receive Notices and Lawsuits Radco Residential, LLC  
Address of Owner or Registered Agent Authorized to Receive Notices and Lawsuits 1202 Wexford Hills Pkwy, Smyrna, GA 30080  
Corporate Name of GREC Licensee \_\_\_\_\_  
GREC Corporate License No. \_\_\_\_\_

Par. 17. Flood Disclosure ☒ Not Applicable ☐ Apartment has been flooded previously

Par. 34. Special Stipulations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signatures of Parties:  
Management  
Radco Residential, LLC

Name of Management \_\_\_\_\_

By: [Signature]  
Signature of Management Representative Name

As: Property Manager (Job Title)

Residents [Signature]

\_\_\_\_\_  
(Resident Signature)

Printed Name of Resident: Ariramsingh Krishnamoorth

\_\_\_\_\_  
(Resident Signature)

Printed Name of Resident: \_\_\_\_\_

\_\_\_\_\_  
(Resident Signature)

Printed Name of Resident: \_\_\_\_\_

\_\_\_\_\_  
(Resident Signature)

Printed Name of Resident: \_\_\_\_\_