



Buck Hamilton and Associates  
Office: 706-561-8111  
4800 Armour Road Building C Suite E - Columbus GA  
[www.buckhamiltonandassociates.com](http://www.buckhamiltonandassociates.com)  
Firm# 10399/ Broker# 80418 - Licensed in GA and AL  
AL. FIRM# 76210 / Broker# 76211

**PLEASE READ CAREFULLY**

**Buck Hamilton and assoc is open from 10:30 to 4:00 daily. Call first to make sure we are in.**

**Not responsible for incorrect information listed on this sheet**

- 1.) **If you owe another landlord money, you cannot be accepted.**
- 2.) **We accept HAPP (section 8)** on most properties. HAPP leases shall be for a minimum of 1 year . WE RESERVE THE RIGHT TO CHANGE PRICES AT ANY TIME AND THEY MAY BE DIFFERENT THAN THOSE ON ANY GIVEN LIST. (You must allow a minimum of three (3) weeks from the time you are approved for repairs to be completed. Your security deposit must be paid in full and paperwork must be filled out in order to be considered approved).
- 3.) **You may not view a property unless it is vacant** (Unless by appointment).
- 4.) **If you sign a lease agreement without having viewed the property** and filling out all required paperwork, you are taking the property AS IS other than systems.
- 5.) You must do a credit application at a cost of \$50 per applicant (husband and wife accepted as one) to you and all needed items must be supplied before we can finish your application.
- 6.) **Inspection key deposit (CASH ONLY)** 1 key=\$50 / 2 keys=\$75 / 3 keys=\$100 AND your Driver's License  
Keys may be checked out between 10AM and 2PM - Deposits for keys will be returned to you as long as the keys are returned to the office by 3PM on the day they are checked out.
- 7.) **Security deposits** will be a minimum of one (1) full month's rent and must be paid in certified funds within five (5) working days of your being approved for the property.
- 8.) **PETS** if accepted tenant must pay a required non-refundable pet fee of \$300 per pet or may elect to pay \$40 per pet as pet rent per month .
- 9.) **Lease Terms** are for a minimum of twelve (12) months. Shorter terms are available with approval.

If repairs are needed they can usually be done within 7-10 days.

*Updated: 4-25-2022*

**PROPERTY LISTINGS**

Rent	Deposit	Street	City	State	Zip	Date Available	Bed rooms	Bath	Sq/ft	Extras
850	850	4305 Anglin Rd	Columbus	Ga	31907	Now	3	2	1160	TE, alarm, new carpet, living room/diningroom, stove, frige DW
		5062 Shirley Ann Dr	Columbus	Ga	31907	Needs work, hold	3	1	1025	
575	575	401 Mays Ave	Columbus	Ga	31907	Needs work	3	1	875	wall unit heat, WU a/c, g-stove
500	500	4865 Conner Rd	Columbus	Ga	31903	needs some work	3	1	975	e-stove, gas heat
650	650	100 Patterson Rd	Ft. Mitchell	Al	36856	HOLD	2	1	1000	Cent H/A, stove, frige, carpets, w/d hookup, TE <b>Septic tank</b>
595	595	2219 6th St	Columbus	Ga	31906		2	1		New flooring, Cent H/A, g-stove,frige, living room, Sep dining
550	550	3B Adair Ct	Columbus	Ga	31906	NEEDS WORK	2	1	600	washer hookup, g-wall furnace, g-water heater
500	500	2101 B 5th Ave	Phenix City	Al			1	1		stove, frige
500	500	1310 Virginia St	Columbus	Ga	31901	NEEDS WORK	1	1		inc water, e-stove, 2 w/u, upstairs unit
495	495	1509 17th St	Columbus	ga	31901	needs work	1	1	588	g-stove, g-heat , WU a/c, frige
500	500	508 23rd St #A	Phenix City	Al	36867	WORK NEEDED	2	1		Cent H/A

		<b>COMMERCIAL</b>								
<b>1450</b>	<b>1450</b>	<b>209 Seale Rd</b>	Phenix City	Al	36869	<b>NOW</b>		<b>3</b>	2500	Bathrooms are ADA (wheelchair accessible), 1 overhead door, 3 personal doors, Alarm, Dual A/C units, TE