



Buck Hamilton and Associates

Office: 706-561-8111

4800 Armour Road Building C Suite E - Columbus GA

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 5-5-2023

PROPERTY LISTINGS

Rent	Deposit	Street	City	State	Zip	Date Available	Bedrooms	Bath	Sq/ft	Extras
1150	1150	5298 Kingsberry St	Columbus	Ga	31907	HOLD	3	2	1538	Cent H/A, deck
825	825	3546 Woodland Dr	Columbus	Ga	31907	NOW	3	1	1230	New carpets, TE. No pets
575	575	401 Mays Ave	Columbus	Ga	31907	HOLD	3	1	875	wall unit heat, WU a/c, g-stove
975	975	5552 Valleybrook Rd	Columbus	Ga	31907	5-1-2023?	3	1	975	Cent H/A,g-stove, g-heat, g-water heater
665	665	155 B Sweetwater Branch Rd.	Ft. Mitchell	Al	36856	NOW	2	1		TE, stove, frige,W/D hookup, Cent H/Acarpets, septic tank
635	635	1055 43rd St	Columbus	Ga	31904	NEEDS WORK	2	1	768	Cent H/A, frige, stove, fenced yard
575	575	2101 A 5th Ave	Phenix City	Al	36867	SOON	1	1	625	
500	500	1310 Virginia St	Columbus	Ga	31901	HOLD	1	1		unit
		COMMERCIAL	PROPERTIES							
1450	1450	209 Seale Rd	Phenix City	Al	36869	NOW		3	2500	Bathrooms are ADA (wheelchair accessible), 1 overhead door, 3 personal doors, Alarm, Dual A/C units, TE