

RENTER'S RESOURCE • 2026 EDITION

Clarksville, TN Renter's Guide

Everything you need to know about renting in Clarksville — application requirements, tenant rights, company-by-company breakdowns, military tips, and expert guidance from a local Realtor®.

Updated April 2026 **10 Companies** **Montgomery Co.** **Verify Requirements**

CURRENT & VERIFIED COVERED IN DETAIL & SURROUNDING AREAS BEFORE APPLYING



George Scott, Realtor®

Keller Williams Realty | Leasing at Fast Train PM | Helping All Renters, Buyers & Sellers

(931) 385-5195 (931) 648-8500 BuyGeorgeHomes.com

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SECTION 01

Before You Apply

The Clarksville rental market moves fast — especially near Fort Campbell. Properties are frequently rented within 24–72 hours of listing. Getting organized before you start searching saves you time and money, and prevents you from losing a home you want.

Documents to Have Ready

Valid government-issued photo ID (driver's license, passport, military ID) for every adult 18+

Social Security card (required by several companies)

Last 30–60 days of pay stubs showing pay period, pay rate, and hours worked

Military: Most recent Leave & Earnings Statement (LES)

- Self-employed: Last 2 years of tax returns + 3 months of bank statements
- Offer letter if relocating or starting a new job — must be unconditional and include start date, pay rate, and hours
- 3 years of residential history with current landlord contact info (phone and email)
- Social Security/disability award letters if applicable
- Court-ordered child support documentation if counting as income
- Current photos of any pets + up-to-date vaccination records
- Proof of renters insurance (\$100,000 liability) — required by some companies at move-in

Know Your Numbers Before You Shop

3x

Income Requirement

Most companies require gross income of 3x the monthly rent. On a \$1,400/month home, that means at least \$4,200/month gross. Rent My Home is the exception at 2.5x. Copper Key uses *net* income, making their bar effectively higher.

600

Minimum Credit Score

Most companies require a minimum of 600. Copper Key requires 650 for full approval, Platinum requires 620. Know your score before paying non-refundable fees — it determines which companies to target.

40%

Debt-to-Income Ratio

Several companies cap DTI at 40% or lower. Add all monthly debts including the new rent, then divide by gross monthly income. Over 40% can cause denial even with a good credit score.

2-3x

Move-In Budget

Budget for first month's rent + security deposit (1-2 months) + admin fees (\$150-\$500) + pet fees if applicable. Total move-in costs can easily run 2-3x the monthly rent before you're handed keys.

Which Company Fits My Situation?

Use this quick guide to narrow your search before spending money on application fees.

Credit score 550-599

Apply to **My Place Realty** (double deposit) or explore **Blue Cord's Second Chance program**

Credit score 600-619

Fast Train, Abode, Keystone, My Place, Rent My Home, Millan— avoid Copper Key (min 650) and Platinum (min 620)

Credit score 620-649

Most companies — **Copper Key** requires double deposit at this range; **Platinum** also requires double deposit below 660

Prior eviction on record

Blue Cord Second Chance (1 eviction max, payment plan required) — or **My Place Realty** if 5+ years old and fully paid

Income just over 2.5x rent

Rent My Home has the lowest income requirement in the area at 2.5x gross

Military / LES as income

All 10 companies accept LES — **Blue Cord** and **My Place** also explicitly accept THDA/HCV vouchers on select properties

Lowest app fee priority

Rent My Home (waived), then **Millan, My Place, Blue Cord, Abode, Copper Key, Byers & Harvey** at \$50-\$55

✓ PULL YOUR FREE CREDIT REPORT FIRST

Get a free copy at AnnualCreditReport.com before applying anywhere. Dispute errors before spending money on fees — corrections can take 30-45 days. Don't let a fixable error cause an avoidable denial.

SECTION 02

The Application Process

While every company has its own specifics, the overall flow is similar across Clarksville's property management companies. Here's what to expect from first search to keys in hand.

01

Find a Property

Browse listings on company websites or search across multiple companies at once at **BuyGeorgeHomes.com**. Important: many Clarksville companies won't show you a home until you're pre-approved — in many cases, you apply first and tour later.

02

Submit Your Application

Every adult (18+) must submit their own application and pay their own fee. Applications are incomplete until all adults have applied. Incomplete apps go to the back of the line — sometimes behind people who applied after you.

03

Screening

Companies run a credit check, criminal background check, and rental history verification. Rental history verification causes the most delays — make sure your old landlords are reachable with current phone numbers and email addresses.

04

Decision

Processing takes 1–3 business days on average. You may be approved, conditionally approved (double deposit), or denied. Application fees are non-refundable regardless of outcome. This is why self-screening with the decision aid above matters.

05

Pay the Holding Fee

Once approved, pay the holding fee (usually 1 month's rent) to remove the property from the market. This is first-come, first-served — most companies give you only 24–48 hours. Act fast or the property goes to the next approved applicant.

06

Sign the Lease

Sign your lease within the required timeframe (usually 24 hours of approval). Pay remaining move-in costs — admin fees, pet fees, and prorated rent. The holding fee converts to your security deposit at this stage.

⚠ DO NOT APPLY TO MULTIPLE PROPERTIES AT THE SAME COMPANY

Fast Train explicitly states that applying to more than one property results in multiple non-refundable application fees. Always confirm each company's policy before submitting more than one application within the same portfolio.

Pet Screening — Required Even If You Have No Pets

Abode, Copper Key, Millan, Fast Train, and several other companies require ALL applicants to complete a third-party pet profile — even with no animals. This is done through PetScreening.com or OurPetPolicy.com. A "no pet" profile is typically free, but your application is considered incomplete and won't be processed until this step is done.

✓ HONESTY ON YOUR APPLICATION IS NON-NEGOTIABLE

Every company has an explicit fraud clause. Misrepresenting income, rental history, pets, or criminal background is grounds for immediate denial — or eviction if discovered after move-in. Several companies maintain permanent application bans. George can help you find options that honestly fit your situation rather than ones that require stretching the truth.

YOUR LOCAL RESOURCE

About George Scott, Realtor®

GS

George Scott, Realtor®

Keller Williams Realty | Licensed Real Estate Agent

Serving renters, buyers, and sellers throughout the Clarksville area. George also works at Fast Train Property Management as a leasing agent for their properties specifically.

CELL / TEXT

(931) 385-5195

KW OFFICE

(931) 648-8500

WEBSITE

BuyGeorgeHomes.com

ALL RENTALS

Guidance across every company in this guide — not just Fast Train

HOME BUYING

Full buyer representation, including VA loans for military families

SELLING

Listing and marketing your home throughout the Clarksville area

Important: George is a licensed Realtor® with Keller Williams Realty, where he assists clients with rentals across all companies, home purchases, and sales. He also works at Fast Train Property Management in a leasing role for their specific properties — in that capacity he represents Fast Train, not the applicant. When acting as your Realtor® for a purchase, sale, or rental at any other company, he represents you. Buyer and renter representation costs you nothing — compensation comes from the seller or landlord.

How George Can Help

The Clarksville rental market is faster and more complicated than most people expect. Application fees are non-refundable, properties move in 24–48 hours, and many companies won't even schedule a showing until you're pre-approved. George's familiarity with every company's requirements and process means you spend less time guessing and less money on applications unlikely to go your way.

01

One place to search

BuyGeorgeHomes.com aggregates rental listings across multiple property management companies so you can compare options without jumping between 10 different websites.

02

Know before you apply

George can review your income, credit, and rental history and tell you which companies make sense to apply to — helping you avoid spending \$50–\$100 in non-refundable fees on companies where you're unlikely to qualify.

03

See homes before approval

As a licensed Realtor®, George can show properties across companies and walk you through what to look for before you commit to an application — something most companies won't let you do on your own.

04

Fast Train — direct access

George works at Fast Train as their leasing agent. For Fast Train properties, he handles inquiries, showings, and application questions directly. No middleman, no waiting on callbacks.

Fast Train Property Management

GEORGE'S EMPLOYER

George Works at Fast Train as Their Leasing Agent

Fast Train has managed residential properties in Clarksville since 2003, with 200+ units spread across the area at a range of price points. As their leasing agent, George handles inquiries and showings for Fast Train's available properties and knows their requirements and screening process firsthand.

For any Fast Train property, George is your most direct contact from first inquiry through move-in. Fast Train application fee: \$65/adult | Income: 3x monthly rent gross | Credit minimum: 600.

 **Call or Text: (931) 385-5195**

Thinking About Buying Instead?

Renting makes sense for a lot of people — but if you're planning to stay in Clarksville for a few years, it's worth running the numbers. Clarksville remains one of the more affordable mid-sized markets in Tennessee, and the monthly cost of owning is closer to renting than most people assume.

The Clarksville Market — A Few Numbers

These are general benchmarks. George can pull current data and run the actual numbers for your situation.

MEDIAN HOME PRICE

~\$310,000-\$320,000

Well below Nashville; entry points available lower

VA LOAN — DOWN PAYMENT

\$0 Required

Eligible veterans and service members can purchase with no money down

COST TO YOU AS A BUYER

\$0 Agent Fees

George is paid by the seller — buyer representation costs you nothing

RENT VS. OWN

Often Comparable

Monthly mortgage payments on a median-priced home frequently run close to local rents

Search Rentals & Homes at BuyGeorgeHomes.com

George's website brings together rental listings from multiple property management companies alongside homes for sale — in one place, free to use, no account needed. It's the most efficient starting point for anyone searching in Clarksville.

BuyGeorgeHomes.com

✓ Rentals across multiple companies ✓ Homes for sale in Clarksville ✓ Contact George directly ✓ No account required

SECTION 03

Company Directory & Requirements

Detailed contact information and application requirements for each major property management company. Requirements are verified as of April 2026 — always confirm directly with each company before applying, as criteria change. Search current listings across companies at BuyGeorgeHomes.com.

Fast Train Property Management

Office: (931) 648-7500 | George: (931) 385-5195

★ George's Employer Military Friendly

Address	2279 Wilma Rudolph Blvd, Ste B
Email	
Website	fasttrainpropertymanagement.com
App Fee	\$65/adult (non-refundable)
Income	3x monthly rent (gross)
Credit Min	600
Evictions	Not allowed. No liens, foreclosures, or bankruptcies discharged under 1 year.
Pets	\$300/pet non-refundable; \$20 first pet / \$10 add'l per month. Max 3. Breed restrictions apply.
Notes	Do not apply to more than one property. Contact George for Fast Train listings and showings.

Millan Enterprises

(931) 538-6049

Military Friendly THDA/HCV: Some Units

Address	126 Main St, Suite A
Email	
Hours	Mon-Fri 9am-5pm
App Fee	\$55/adult (non-refundable)
Income	3x monthly rent (gross); last 60 days pay stubs or offer letter
Credit Min	600-650 favorable; lower scores may negatively affect outcome
Evictions	None in last 5 years; unpaid balances must be resolved
After Approval	1-2 months deposit + \$150 admin fee. \$100K renters insurance required.
Pets	\$350/pet non-refundable; \$35-\$60/mo based on FIDO score (PetScreening)
Occupancy	Max 2 persons/bedroom. No smoking.

My Place Realty & Management

(931) 591-3216

Lowest Credit Min (550) HCV: Select Units

Address	1760 Memorial Dr
Website	myplaceclarksville.com
App Fee	\$50/adult (non-refundable, no exceptions)
Income	DTI ≤ 40% (net income). 3 months pay stubs; bank statements not accepted.
Credit Min	550-599 = double deposit; 549 or below = auto-denial. Must have 3 yrs credit history OR 1 yr verified rental history.
Evictions	5+ years old and paid in full only. Any balance owed to prior landlord = auto-denial.
Holding Fee	1 month's rent via Venmo @MYPLACEREALTY or certified funds. No personal checks.
Notes	SSN required. Unique email + phone per applicant. Approval valid 90 days.

Blue Cord Realty & Prop. Mgmt.

(931) 542-4585

2nd Chance Program THDA/HCV: Some Units Military Friendly

Address	1191 Fort Campbell Blvd, Suite C
Hours	Mon-Fri 9am-12pm, 1-4:30pm; Sat-Sun by appt
Website	bluecordrealtyclarksville.com
App Fee	\$50/adult (non-refundable)
Income	3x monthly rent (gross); no overtime/bonuses; last 2 mo. pay stubs + 1 mo. bank stmt
Credit	Ratio-based (max 1 delinquent per 3 current). No felonies in last 7 years.
Evictions (Standard)	None allowed under standard criteria.
2nd Chance Terms	Max 1 prior eviction with active payment plan + proof of 1 payment. +\$179/mo rent. 2x deposit. No active Ch. 11/13 bankruptcy. Income still 3x required. Call for exact amounts.
Pets	Case-by-case. 1 pet >50 lbs or 2 pets <25 lbs each. Pre-approval required.

Copper Key Realty & Management

(931) 245-8950

Highest Credit Min (650) Military Friendly

Website	clarksvilleproperty.management
App Fee	\$50/adult + \$250 admin fee at lease signing
Income	3x monthly rent (NET after taxes). Last 3 pay stubs + bank verification. No 1099s or bank statements as income. Out-of-state income not accepted unless remote (written verification required).
Credit	650+ = full approval; 600-649 = double deposit; 599 or below = auto-denial. Any applicant denied may result in group denial.
Evictions	None in last 5 years. No landlord-related judgments in last 5 years.
Co-signers	Income deficiency only (not credit). Must live in TN. Earn 3x rent + own housing. +\$500 deposit.
Lease Signing	Lease within 24 hrs of approval. Deposit + admin fee within an additional 24 hrs.
Pets	12+ months old. Max 2. \$250/pet. Dogs \$30/mo, cats \$35/mo, restricted breeds \$50/mo.

Byers & Harvey

(931) 647-3501

Est. 1878 Military Friendly HCV: Some Units

Address	1820 Business Park Dr
Hours	Mon-Fri 8am-5pm
Website	byersandharvey.com
Portfolio	2,300+ units — largest portfolio on this list
App Fee	\$50/adult (non-refundable)
Income	3x monthly rent (gross). Approval valid 90 days and applies to all properties in income range.
Credit	Based on overall credit history (no published minimum — contact them)
Evictions	Contact them directly
Showing Policy	Properties not shown until application is approved.
Pets	Property-specific (owner decides). Rabies records required for approval.

Keystone Realty & Management

(931) 802-5466

Military Friendly

Address	1919 Tiny Town Rd, Suite 500
Hours	Mon-Fri 9am-5:30pm, Sat 9am-2pm
Website	keystonerealtyandmanagement.com
App Fee	\$75 first applicant; \$25 each additional adult
Income	3x monthly rent (gross); 30 days pay stubs, LES, tax returns, or SS docs. No bank stmts or 1099s.
Credit	Min 600. Double deposit for med/student debt issues. Open bankruptcy = auto-denial. Co-signers need 680+.
Evictions	Contact them. No rental history or family references may require double deposit.
After Approval	\$200 admin fee at lease signing. Approval valid 30 days for all properties in income range.
Fraud	Explicit fraud clause — misrepresentation = immediate lease termination + legal action.

Abode Management

(931) 538-4420

Military Friendly

Address	2279 Wilma Rudolph Blvd, Suite A
Hours	Mon-Fri 9am-4pm
Website	abodeclarksville.com
App Fee	\$50/adult (non-refundable)
Income	3x monthly rent (gross). Guarantors must earn 5x rent.
Credit	Min 600. Lower may be considered with guarantor for income only — not credit or background issues.
Rental History	Up to 3 years required with accurate landlord contact info.
ID	U.S. or non-U.S. government-issued ID accepted.
Pets	\$30 pet screening fee/pet. All applicants must complete pet profile — including no-pet households.

Platinum Realty & Management

(931) 771-9071

Military Friendly

Address	2150 Wilma Rudolph Blvd, Suite 3
Hours	Mon-Fri 9am-3pm
Website	platinumrealtyandmgmt.com
App Fee	\$100/adult + \$500 admin fee at lease signing
Income	3x monthly rent (local, current, verifiable). Co-signers for income only.
Credit	Min 620. 620-659 = double deposit. 660+ = single deposit. Scores cannot be averaged. No co-signers for credit.
Evictions	Must be 2+ years old and fully settled. Positive payment history required since.
Bankruptcy	Filed within last 5 years and unsettled = auto-denial.
Hold	Lease must be signed within 48 hours or unit is re-listed.

Rent My Home

(931) 272-3065

Lowest Income Req (2.5x)

Holistic Review

Address	211 South 2nd St, Suite 203
Email	
Website	tennesseemanager.com
App Fee	\$200 admin fee (currently waived)
Income	2.5x monthly rent (gross) — lowest in area. DTI ≤ 40%. Full holistic review of credit, DTI, history, background, and references.
Credit	Min 600 avg. 600-679 = double deposit and/or cosigner. 599 (any applicant) = full group auto-denial.
Evictions	Never allowed. No bankruptcies or foreclosures in last 7 years.
Cosigner	Must live in TN. Min 700 credit. Earn 2.5x rent + own housing. DTI under 40%.
Insurance	\$100,000 liability required. Section 8/vouchers NOT accepted.

Side-by-Side Comparison

Quick reference for all 10 companies. Requirements verified April 2026 — confirm with each company before applying. Fast Train is listed first as George works there as a leasing agent, though as a Realtor® he can assist with rentals across all companies listed.

COMPANY	APP FEE	INCOME REQ	CREDIT MIN	EVICCTIONS
★ George Works Here Fast Train PM	\$65/adult	3x rent (gross)	Min 600	Not allowed
Millan Enterprises	\$55/adult	3x rent (gross)	600–650 favorable	None in last 5 yrs
My Place Realty	\$50/adult	DTI ≤ 40%	Min 550; 549 = deny	5+ yrs old, paid in full
Blue Cord Realty	\$50/adult	3x rent (gross)	Ratio-based	None standard; 2nd Chance program available (+\$179/mo, 2x deposit, 1 eviction max)
Copper Key	\$50 + \$250 admin	3x rent (NET)	Min 650; 600–649 = 2x deposit	None in last 5 yrs
Byers & Harvey	\$50/adult	3x rent (gross)	Based on credit history	Contact them
Keystone	\$75 / \$25 add'l	3x rent (gross)	Min 600; 2x deposit for med/student debt	Contact them
Abode	\$50/adult	3x rent (gross)	Min 600	Contact them
Platinum	\$100 + \$500 admin	3x rent (verifiable)	Min 620; 660+ = single deposit	2+ yrs old & fully settled
Rent My Home	\$200 admin (waived)	2.5x rent (gross)	Min 600; 599 any applicant = group denial	Never allowed

i KEY DISTINCTION: GROSS VS. NET INCOME

Most companies use gross income (before taxes). Copper Key uses net income (after taxes) — making their bar effectively higher than it appears. On a \$1,400/month home, Copper Key requires \$4,200/month net, while others require \$4,200/month gross.

Your Rights as a Tennessee Renter

Tennessee's Uniform Residential Landlord and Tenant Act (URLTA — TN Code §66-28) governs most residential rentals in Montgomery County. Here are the key protections you should know.

SECURITY DEPOSIT RETURN

Within 30 days

Landlord must return deposit or provide itemized deductions within 30 days of you vacating and surrendering possession.

SECURITY DEPOSIT MAXIMUM

No state cap

Tennessee law does not limit how much a landlord can charge for a security deposit.

DEPOSIT HOLDING

Separate account required

Landlords must hold deposits in a dedicated bank account separate from their own funds (TN Code §66-28-301).

LATE FEES

Max 10% of monthly rent

Landlord must wait 5 days after rent is due before charging a late fee.

LANDLORD ENTRY NOTICE

24 hours (final 30 days)

Generally requires your consent. In the last 30 days of your lease, 24-hour notice required to show the unit.

REPAIRS

Reasonable timeframe

Emergencies (no heat, water, sewage) require immediate attention. Non-emergency repairs: typically 14-30 days.

RENT INCREASES

Not during lease term

Rent cannot be raised during a fixed lease unless the lease specifically allows it.

MOVE-OUT INSPECTION

You have the right to attend

Request to be present. If you don't attend after notice, you waive the right to contest damage findings.

✓ PROTECT YOUR DEPOSIT: DOCUMENT EVERYTHING

Take date-stamped photos and video of every room, wall, and appliance on move-in day. Email copies to yourself and the property manager. Do the same on move-out day. This is your strongest protection in any deposit dispute.

Retaliation Is Illegal

If you file a legitimate complaint, contact building codes, or exercise a legal right, your landlord cannot retaliate by changing locks, shutting off utilities, increasing rent, or harassing you. Retaliation is illegal under Tennessee law.

Resources

Legal Aid Society of Middle Tennessee: 1-888-481-1217 | las.org — free or low-cost help for qualifying renters

City of Clarksville Codes Department: (931) 645-7439 — habitability complaints and code violations

Tennessee Human Rights Commission: (615) 741-5825 — Fair Housing and discrimination complaints

SECTION 06

Military & PCS Tips

Clarksville is home to Fort Campbell and the 101st Airborne Division, and the rental market is shaped significantly by the military community. Here's what service members and their families need to know.

Use Your LES as Income Proof

Your most recent Leave & Earnings Statement (LES) is accepted by all 10 companies in place of pay stubs. Make sure it's current and complete before applying.

BAH Counts as Income

Your Basic Allowance for Housing (BAH) counts toward the income requirement. Clarksville's rental market is generally priced within BAH ranges for E-5 and above.

Act Fast — Especially May-August

PCS season is extremely competitive. Properties near popular gates are gone within hours. Contact George or apply before you arrive to stay ahead of the rush.

Negotiate PCS Lease Terms

Ask for an early termination clause tied to PCS orders before signing. Federal law (SCRA) already protects you, but having it in the lease removes any ambiguity.

Gate Commute Reference

Tiny Town/Exit 1: 5-10 min. Fort Campbell Blvd area: 5-15 min. Northeast Clarksville: 10-25 min. Sango/Exit 11: 20-35 min. Weigh commute against rent and amenities.

Rent First, Buy When Ready

Many military families rent 6-12 months to learn the area before buying. When you're ready, George handles VA loans and the full purchase process — \$0 down, no buyer agent cost.

i SERVICEMEMBERS CIVIL RELIEF ACT (SCRA)

Under the SCRA, if you receive PCS orders requiring a move of 35+ miles, you may terminate your lease with 30 days written notice after the next rent payment. Provide a copy of your orders to your landlord in writing. This is a federal right that no lease clause can override.

Fort Campbell Resources

Fort Campbell Housing Services Office: installations.militaryonesource.mil/military-installation/fort-campbell

Army Community Service (ACS) — Relocation Assistance: (270) 798-6831

Campbell Crossing (On-Post Housing): campbellcrossing.com — apply early, waitlists can be long

SECTION 07

Frequently Asked Questions

Q George works at Fast Train — can he help me rent from other companies too?

Yes, absolutely. George's role at Fast Train is as their leasing agent for Fast Train's properties specifically. But as a licensed Realtor® with Keller Williams, he can assist with rentals across all property management companies, as well as buying and selling. His expertise in the local market and knowledge of each company's requirements applies regardless of who manages the property.

Q Does working with George cost me anything as a renter?

No. As a renter, George's guidance costs you nothing. Real estate agents are compensated by the property owner or landlord — not by the tenant. This applies to rentals and home purchases alike. You're not paying George; you're getting the benefit of his market knowledge at no cost to you.

Q Can I apply to multiple companies at the same time?

Yes — you can apply to multiple different companies simultaneously since application fees are non-refundable everywhere. Do not apply to multiple properties within the same company without confirming it's allowed first. Fast Train explicitly prohibits this. Use the "Which Company Fits My Situation?" decision aid in Section 1 to focus your applications before spending fees.

Q My credit score is 550-599. Where can I apply?

My Place Realty accepts scores 550-599 with a double security deposit and requires either 3 years of credit history or 1 year of verified rental history at a professionally managed property. Blue Cord Realty's Second Chance program may also be an option. Most others will auto-deny at 599 or below. Focus your applications rather than spending \$50-\$100 per application on companies with a minimum of 600 or higher.

Q I have a prior eviction. Can I still rent anywhere?

Blue Cord Realty's Second Chance program accepts applicants with one prior eviction — provided a payment plan is in place and proof of at least one payment has been made. Terms include a \$179/month rent increase and a double security deposit. My Place Realty may consider evictions that are 5+ years old and fully paid. Most other companies on this list will deny any applicant with an eviction on record.

Q Are application fees refundable if I'm denied?

No — application fees are non-refundable at every company on this list, regardless of outcome. Holding fees are generally refundable if your application is denied, but are forfeited if you're approved and choose not to proceed. This is exactly why self-screening with this guide before applying can save you real money.

Q What does "first-come, first-served" actually mean?

It means the first applicant who completes their full application AND pays the holding fee wins the property — regardless of who submitted the initial application first. Being approved early doesn't guarantee you get the unit. Pay the holding fee as fast as possible after approval. Most companies give you 24-48 hours before releasing the property to the next qualified applicant.

Q Do I have to do pet screening if I don't have pets?

At Abode, Copper Key, Millan, Fast Train, and several others — yes. All applicants must complete a pet profile through platforms like PetScreening.com or OurPetPolicy.com. Creating a "no pet" profile is typically free, but your application is considered incomplete and won't be processed without it. Don't skip this step even if you have no animals.

Q I'm thinking about buying instead of renting. What should I know?

Clarksville median home prices run in the low-to-mid \$300,000 range — considerably below Nashville and many other markets. For military families, VA loans allow eligible buyers to purchase with \$0 down and no PMI. As a buyer, George represents you and costs you nothing — the seller pays the agent commission. Many buyers in Clarksville pay similar monthly amounts on a mortgage as they would in rent, while building equity. Call George at (931) 385-5195 to talk through your numbers.

Q What utilities will I need to set up in a Clarksville rental?

In most single-family rentals you'll set up electricity (CDE Lightband or Cumberland Electric), gas if applicable (Atmos Energy), water (City of Clarksville), and trash service. Note: most Montgomery County residents receive a Bi-County Solid Waste Management bill regardless of who picks up your trash — this is separate from any trash collection you arrange. Internet is always your responsibility. Always check your lease to confirm which utilities are or aren't included before signing.

Move-Out Tips — Protecting Your Deposit

Getting your full security deposit back requires planning. Under Tennessee law, landlords have 30 days after you vacate to return your deposit or provide a written itemized list of deductions.

Before You Move Out

- Give written notice per your lease — typically 30 days minimum. Missing this deadline can cost you your deposit or trigger automatic lease renewal.
- Request a pre-move-out walkthrough with your property manager to identify issues you can fix before the final inspection.
- Clean the entire unit thoroughly — inside appliances, baseboards, window tracks, bathroom grout, and all surfaces.
- Repair minor damage you caused: patch nail holes, touch up paint if needed, replace burned-out lightbulbs.
- Document everything with date-stamped photos and video on move-out day, before handing over keys.
- Return all keys, garage openers, mailbox keys, and any other access items — missing items may be deducted.
- Provide a forwarding address so the deposit or itemized deduction list can reach you.
- Cancel or transfer all utilities as of your move-out date and keep records of final bills.
- If you have pets, have carpets professionally cleaned if required by your lease — and keep the receipt as proof.
- Request to attend the final inspection. Under Tennessee law, you have the right to be present.

⚠ YOU HAVE 60 DAYS TO RESPOND TO DEDUCTION LISTS

If your landlord sends an itemized list of deductions, you have 60 days to dispute or respond under Tennessee law. Failing to respond within that window forfeits your right to contest any deduction. Do not ignore these notices.

✓ KEEP WRITTEN RECORDS OF EVERYTHING

Save all lease documents, emails, maintenance requests, and payment records. In any dispute, written records win. Screenshot text messages. Send important communications by email for timestamped, searchable records.

READY TO GET STARTED?

Contact George Scott, Realtor®

Whether you're searching for a rental, trying to figure out which company fits your situation, relocating for a PCS, or ready to buy or sell — George is here to help. As a Realtor® his services cost you nothing as a renter or buyer.

LOOKING TO RENT

Search available listings, understand which companies fit your qualifications, and navigate the application process — across any of the 10 companies in this guide. George can help with all of them.

📞 **Call or text (931) 385-5195**

FAST TRAIN PROPERTIES

George works at Fast Train Property Management as their leasing agent, giving him direct access to all Fast Train's available properties. For Fast Train rentals he's your most direct contact from inquiry to move-in.

🌐 **Search at BuyGeorgeHomes.com**

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Disclosure & Disclaimer: George Scott is a licensed real estate agent with Keller Williams Realty and also works as a leasing agent for Fast Train Property Management. When acting as Fast Train's leasing agent, he represents Fast Train. When serving as your Realtor® for purchases, sales, or rentals at other companies, he represents your interests. Real estate agent compensation for buyer and renter representation is paid by the seller or landlord, not the client. All company application requirements in this guide are provided for informational purposes only, are subject to change without notice, and should be verified directly with each company before applying. Requirements verified April 2026. This guide does not constitute legal advice — consult a licensed Tennessee attorney for legal questions regarding your rental or purchase.