

Your next chapter starts with a plan.

Eviction Reset Georgia Starter Guide

Educate. Empower. Rebuild.

A practical starting point for organizing records, preparing a rental search and finding reliable Georgia resources. Created for the Eviction Reset Georgia pilot founded by Mark A. Jones, The Deal Surgeon.

Start here

1. Protect urgent deadlines.
2. Build your recovery folder.
3. Prepare your housing search.
4. Choose one next action.

If you have court papers or an urgent deadline, seek qualified legal help now. Do not wait for a guide, class, intake review or paid service.

General education only. This guide does not provide legal representation, determine housing eligibility, replace professional advice or promise housing, grants, debt cancellation, deletion of accurate records or credit-score improvement. No purchase is required to use it.

Edition: October 25, 2026. Resource availability and program requirements can change. Verify current information directly with each provider.

Build your recovery folder.

Keep originals safe and work from copies. A clear folder helps you explain your situation and ask better questions. You do not need to upload sensitive documents to Eviction Reset to begin.

- [] Lease or rental agreement and any amendments.
- [] Notices, court papers and case information you have received.
- [] Rent receipts, payment records and your own balance notes.
- [] Written landlord or property-manager communications.
- [] A dated timeline of events, in your own words.
- [] Income records and references to prepare for a future application.

Separate the records

A court case, rental debt, credit-report entry and tenant-screening report are different records. Find out which source contains the information you are concerned about. Do not assume that changing one record changes all the others.

If you believe information is inaccurate, document your concern and ask the relevant source about its dispute process. Get qualified advice for legal questions. Do not alter records or misrepresent your history.

Your first action

Important date / deadline	
Person or provider to contact	
Document to locate next	

Search around your needs.

Choose locations and a budget that work for you. The pilot initially focuses on Clayton, DeKalb and Fulton counties and a \$1,500-\$2,500 rent range, but your actual preferences guide your search.

Preferred city / county	
Maximum monthly rent	
Move-in costs you can budget	
Bedrooms / move-in timing	
Ordinary pets / other preferences	

Before paying an application fee

- [] Verify the property and the owner or authorized representative.
- [] Confirm availability and the total stated fees and move-in charges.
- [] Ask for written rental criteria and accepted income documentation.
- [] Ask how your application and sensitive documents will be handled.
- [] Keep a copy of written terms, receipts and communications.

If you do not meet an income requirement, ask about the landlord's lawful written alternatives, such as an accepted guarantor arrangement. The landlord decides approval. Eviction Reset does not provide a guarantor, make eligibility decisions or guarantee acceptance.

Use verified starting points.

Find rental housing

Georgia.gov explains how to use the state's free online rental-housing search resource. Verify each listing directly; a general listing is not automatically an Eviction Reset partner home.

georgia.gov/find-available-rental-housing

Find eviction information and legal help

Georgia Legal Aid offers eviction information and a way to find organizations that may help. Contact a qualified provider promptly if you have court papers or a deadline.

georgialegalaid.org/eviction

Explore homelessness assistance

The Georgia Department of Community Affairs provides homelessness-assistance resources. Each provider determines its own availability and eligibility; this guide does not reserve assistance.

dca.georgia.gov/affordable-housing/homelessness-assistance

Make one next step concrete

My next action	
Who I will contact	
When I will follow up	

Your information matters. Do not put Social Security numbers, bank details, medical records or identity/court documents into a general website form or AI chat. Use verified secure channels when a legitimate provider needs documents.

Source links checked October 25, 2026. This guide is free; optional paid support is separate. RentSpree screening and Premium screening credits are inactive. Live FMLS listings are not connected or republished.