



RENTAL APPLICATION

2100 Legends Dr
Prattville, AL 36066
334-491-7276

Personal Information: Applicant

Name: First _____ MI _____ Last _____ Suffix _____

Contact Information:

Home Phone _____ Cell Phone _____

Work Phone _____ Fax _____

Email _____

At Least one phone number or email is required

Other Info:

Lease Signer _____ Co-Signer _____ Guarantor _____ Occupant _____

Employee _____ Business/Corporation _____

Demographics:

Gender _____ Marital Status _____ Social Security Number _____

Date of Birth _____ Drivers License Number _____ State of Issue _____

Criminal History:

Have you ever been convicted, plead guilty, no-contest, received probations, deferred adjudication, court-ordered supervision, or pre-trial diversion for a felony, sex-related crime, or a misdemeanor assault against another person? Yes _____ No _____

Rental History:

Have you ever Been Evicted _____ Been Sued for Rent _____ Broken a Lease _____

Been Sued for Property Damages _____

Current Residence:

Residence/Mortgage Co. _____ Rent _____ Own _____ NA _____

Address: _____

City: _____ State: _____ Zip: _____

Manager/Contact: _____

Phone: _____ Fax _____ Email _____

Rent/Mortgage Amount: _____ Move In Date _____

Reason for Moving: _____

Previous Residence:

Residence/Mortgage Co. _____ Rent _____ Own _____ NA _____

Address: _____

City: _____ State: _____ Zip: _____
Manager/Contact: _____
Phone: _____ Fax _____ Email _____
Rent/Mortgage Amount: _____ Move In Date _____
Reason for Moving: _____

Employment Information

Current Employer: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Supervisor: _____
Phone: _____ Fax: _____ Email: _____
Job Type: _____ Job Title: _____
Date Employed: _____ Annual Income: _____
Miles to Work: _____ Additional Income: _____

Previous Employer: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Supervisor: _____
Phone: _____ Fax: _____ Email: _____
Job Type: _____ Job Title: _____
Date Employed: _____ Annual Income: _____
Miles to Work: _____ Additional Income: _____

Emergency Contact Information:

Name: _____ Relationship _____
Address: _____
City: _____ State: _____ Zip _____
Home Phone: _____ Cell Phone _____ Work _____
Fax: _____ Email: _____

Allowed Access: _____ In the event of serious illness, death, or other circumstances that would make you unavailable, the emergency contact can remove your property from your unit or the common areas.

Vehicle Information

Make: _____ Year: _____
Model: _____ Color: _____
Tag# _____ State: _____
Who is your Auto Loan with: _____

Personal Information: Co-Applicant

Name: First _____ MI _____ Last _____ Suffix _____

Contact Information:

Home Phone _____ Cell Phone _____
Work Phone _____ Fax _____
Email _____

At Least one phone number or email is required

Other Info:

Lease Signer _____ Co-Signer _____ Guarantor _____ Occupant _____
Employee _____ Business/Corporation _____

Demographics:

Gender _____ Marital Status _____ Social Security Number _____
Date of Birth _____ Drivers License Number _____ State of Issue _____

Criminal History:

Have you ever been convicted, plead guilty, no-contest, received probations, deferred adjudication, court-ordered supervision, or pre-trial diversion for a felony, sex-related crime, or a misdemeanor assault against another person? Yes _____ No _____

Rental History:

Have you ever Been Evicted _____ Been Sued for Rent _____ Broken a Lease _____
Been Sued for Property Damages _____

Current Residence:

Residence/Mortgage Co. _____ Rent _____ Own _____ NA _____
Address: _____
City: _____ State: _____ Zip: _____
Manager/Contact: _____
Phone: _____ Fax _____ Email _____
Rent/Mortgage Amount: _____ Move In Date _____
Reason for Moving: _____

Previous Residence:

Residence/Mortgage Co. _____ Rent _____ Own _____ NA _____
Address: _____
City: _____ State: _____ Zip: _____
Manager/Contact: _____
Phone: _____ Fax _____ Email _____
Rent/Mortgage Amount: _____ Move In Date _____
Reason for Moving: _____

Employment Information:

Current Employer: _____
Address: _____
City: _____ State: _____ Zip: _____

Phone: _____ Supervisor: _____
Phone: _____ Fax: _____ Email: _____
Job Type: _____ Job Title: _____
Date Employed: _____ Annual Income: _____
Miles to Work: _____ Additional Income: _____

Previous Employer: _____
Address: _____
City: _____ State: _____ Zip: _____ Phone: _____
Supervisor: _____
Phone: _____ Fax: _____ Email: _____
Job Type: _____ Job Title: _____
Date Employed: _____ Annual Income: _____
Miles to Work: _____ Additional Income: _____

Emergency Contact Information:

Name: _____ Relationship: _____
Address: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____ Work: _____
Fax: _____ Email: _____

Allowed Access: _____ In the event of serious illness, death, or other circumstances that would make you unavailable, the emergency contact can remove your property from your unit or the common areas.

Vehicle Information

Make: _____ Year: _____
Model: _____ Color: _____
Tag# _____ State: _____
Who is your Auto Loan with: _____
Tag# _____ State: _____
Who is your Auto Loan with: _____

Pet Information:

Type _____ Color _____ Age _____
Breed: _____ Size _____ Lbs _____

Other Person(s) Who Will Occupy The Apartment

Name: _____ Relationship: _____ Age: _____ Sex: _____
Name: _____ Relationship: _____ Age: _____ Sex: _____
Name: _____ Relationship: _____ Age: _____ Sex: _____
Name: _____ Relationship: _____ Age: _____ Sex: _____

Unit Desired:

1/1 _____ 2/2 _____ 3/2 Flat _____ 3/2 Townhouse _____
Floor Level Desire: 1st _____ 2nd _____ 3rd _____

Other: Premium View \$50_____

Garage:

Detached, optional garage rental: \$80.00 per month

Attached, optional garage rental: \$125.00 per month

I do want a garage: Attached_____ Detached_____

I do not want a garage_____

Storage Room: \$35.00 (12x6) Yes_____ No_____

Washer/Dryer: \$35.00 Yes_____ No_____

Flat Screen TV/Receiver/Sub Woofer/Center Channel: \$ 65.00 Yes_____ No_____

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report, Credit Report, and Criminal Background Report may be prepared whereby information is obtained through personal interviews with your landlord, employer, or others whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, mode of living, criminal background and credit rating. You have the right to make a written request within a reasonable period of time to receive additional information about the nature and scope of this investigation. Fair Credit Reporting Act 608 (a)(1)

SECURITY DEPOSITS: Applicant has herewith deposited as a security deposit the sum of \$_____, the receipt of which is hereby acknowledged. The Security Deposit shall be refunded upon denial of this application. I understand I may cancel this application by written notice within 72 hours and receive a full refund of this security deposit within 30 days of the cancellation. If I cancel after 72 hours or refuse to occupy the premises on the agreed upon date, I understand the security deposit will be forfeited to Management.

PET POLICY: Applicant must pay an additional sum of \$300 per pet(up to 40 lbs) or \$500 per pet(over 40 lbs) prior to occupying premises, and upon execution of a pet agreement. This amount is strictly a Pet Fee and is **NONREFUNDABLE**. NO EXCEPTIONS. LIMIT OF 2 PETS. Certain restrictions may apply.

EQUAL HOUSING OPPORTUNITY: Title viii, section 804 of the Civil Rights Act of 1968 states that it is unlawful to discriminate against any person making application for rental housing, with regard to race, religion, color, sex, national origin, familial status or handicapped status.

QUALIFICATIONS FOR RESIDENCY AT THIS COMMUNITY:

- 1.) Excellent previous rental history or mortgage payments.
- 2.) Monthly Income must be at least 3.5 times the rent amount.
- 3.) Stable credit references.
- 4.) Criminal background report must meet minimal standards. (See statement of rental policy for complete details).

APPLICATION FEE: An Application fee of \$50 per applicant is required to process this application. NON-REFUNDABLE FEE. The application fee and security deposit is due with application in order to process. No application fee will be accepted without security deposit and application.

I LEARNED OF THESE APARTMENTS

FROM: _____

DO YOU HAVE A MOTORCYCLE: _____ BOAT/TRAILER: _____

WATERBED: _____ PET(BREED) _____ WEIGHT _____

DESIRED MOVE IN DATE: _____ DESIRED LEASE TERM: _____

COMMUNITY AGENT _____ APARTMENT SIZE _____

APPLICANT: _____ DATE: _____ CO-

APPLICANT: _____ DATE: _____

SECURITY DEPOSIT AND APPLICATION FEE MUST BE PAID IN SEPARATE CHECKS.



Statement of Rental Policy

The Park Apartment Homes

Thank you for choosing The Park Apartment Homes. In order for someone to establish residency within our community, we require that each **applicant** meet certain criteria. Before you apply to rent an apartment, please take a moment to review our rental policy.

1.) **Occupancy Guidelines:**

One Bedroom - 2 Occupants Maximum

Two Bedroom – 4 Occupants Maximum

Three Bedroom – 6 Occupants Maximum

2.) **Employment and Income Requirements:** Applicant must have verifiable employment with a monthly gross income of at least 3 ½ times the amount of the rental rate. Self employed or retired applicants must provide a financial statement from a CPA or previous year's tax statement. Active duty military personnel must provide a copy of his/her LES and orders. Co-signors may be accepted only if income requirements are not sufficient.

3.) **Rental History:** Applicant must provide current verifiable rental history. An application will not be approved if there is any outstanding balance to an apartment community or mortgage company. All applicants must have an acceptable rental history with no prior evictions and history of default in lease obligations or community policies. Should you have a balance or if you failed to fulfill a lease contract with another apartment community, a written statement from the rental, management, or mortgage company will need to be provided stating the balance has been paid.

4.) **Credit Report:** Credit will be judged on a scoring system by RealPage, Inc. The scoring scale is subject to change at any time. In the event the credit scoring is not acceptable for full approval, the application may be conditionally approved with additional deposit and/or documentation.

5.) **Criminal History:** An application will not be approved if he or she has been convicted of criminal offenses involving, but not limited to, homicide, rape, robbery, assault, drug trafficking, and/or distribution of any illegal substance. This requirement does not constitute a guarantee or representation that residents or occupants residing within our community have not been convicted of a felony.

6.) **Security Deposit:** A security deposit in the amount of \$250.00 (0 for active duty & retired military) will be required to hold an apartment for up to 30 days. The security deposit shall be refunded upon denial of application. If applicant cancels the application by written notice within 72 hours, a full refund of security deposit will be processed within 30 days of cancellation. If a cancellation occurs after 72 hours, or if applicant refuses to occupy the premises on the agreed upon date, the security deposit will be forfeited. Additionally, a \$50.00 non-refundable application fee, per applicant, is required to complete the rental application. The deposit must be paid in a separate check or money order from the application fee.

7.) **Pet Fee:** Only two (2) pets per apartment are allowed. There is a \$300.00 (for pets up to 40 lbs) and \$500.00 (for pets over 40 lbs) **non-refundable** fee to be paid upon any housing of a pet. Breed restrictions apply. The pet fee is due on the move-in date.

8.) **General Applicant Requirement:** All applicants must be at least 19 years of age. (18 if married)

9.) **Equal Housing Opportunity:** Title viii, section 804 of the Civil Rights Act of 1968 states that it is unlawful to discriminate against any person making application for rental housing, with regard to race, religion, color, sex, national origin, familial status or handicapped status.

I have read and understand the rental policies of The Park Apartment Homes.

Applicant Signature

Date

Co-Applicant Signature

Date

Manager/Leasing Consultant

Date