

RENTAL APPLICATION 2150 STADIUM DRIVE PHENIX CITY AL. 36867 PHONE# (334) 214 - 9002 FAX # (334) 214 -5406		<u>APPLICATION FEE \$40</u> MOVE-IN DATE: _____ APT.SIZE: _____ APARTMENT #: _____ RENT \$ _____ SUMMERTREE APTS. AGENT: CRISTINE
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How did you hear about Summertree?

Applicant's Last Name	First	Middle	Birth date	Drivers License No & State	Social Security No.
Spouses/Co-applicant's Name			Birth date	Drivers License No & State	Social Security No.
Other Occupants and Their Relationship (All persons residing in the apartment must be noted on application and Lease)					
(1)	(2)	(3)	(4)		
Any Pets? Yes ___ No ___	How Many?	Kind of pet, Breed, Weight, & Age			

PART ONE: All fields must be filled out to include landlord's name, apartment complex name and necessary phone numbers			
Present Address (must include the apartment complex name and apt. # Where applicable) City State/Zip			Applicants DAY phone/Cell#
Name & Address of Present Landlord/ <u>Apt. Comm.</u> / Mortgage Co.: Phone# & Fax #		Rental Payment	Move-In & Move-out date: _____ TO _____
Previous Address /Apt. Comm./zip code & Phone #:		Previous landlord Fax #:	Rental Payment Move-in & Move-out date: _____ TO _____

PART TWO			
Applicant employed by		Supervisors Name & Phone#	How Long?
Address	City	State	zip
		Phone # & Ext.	Position
Gross Monthly Salary:			
Applicants previous employment:		Supervisors name & Phone #	How Long?
Address	City	State	zip
		Phone #	Position
Gross Monthly Salary:			
Spouse Employed by:		Supervisors name	How Long?
Address	City	State	zip
		Phone #	Position
Gross Monthly Salary:			
Additional income (optional)			
Source:		Phone:	Amount: Per:

PART THREE CREDIT AND LOAN REFERENCES			
# Of vehicles on property(2 car max):	Recreational vehicles are not allowed on property... 4 wheelers, boats, etc. must be stored elsewhere.		
Vehicle 1- Make/Model	Color	Year	License/TAG No. State Payment Amount
Vehicle 2-Make/model	Color	Year	License/TAG No. State Payment Amount
Have you filed bankruptcy? Date filed: _____ Date dismissed/discharged: _____		Loans/Credit card	Payment Credit card Payment
Yes ___ No ___		_____	_____
Do you owe any other apartment complexes any money? If so what is the reason? _____		Loans/Credit card	Payment Credit card Payment
		_____	_____

PART FOUR			
In Case of Emergency, Notify:	Relationship:	Day phone:	Night phone:
_____	_____	_____	_____

Applicants hereby represents that all the above statements are true, correct and complete. Applicant authorizes Verification of the information provided including, but not limited to, obtaining a consumer credit report, proof of employment, rental history and agrees to furnish a local back ground check along with any other additional information upon request. The cost of the credit processing is \$40.00 per applicant to be paid by the applicant. **This cost is not rent or deposit and is not refundable. Upon approval of said apartment the applicant has a time frame of 72 hours to inform Lessor of cancellation to be refunded the deposit put down to hold said apartment.**

Applicant's Signature: _____ **Date:** _____

Co-Applicant's Signature: _____ **Date:** _____

2150 Stadium Drive
Phenix City, Al. 36867
Phone: (334) 214-9002
Fax : (334) 214-5406



Rental Qualifying Criteria

The following are the requirements regarding the maximum number of occupants per apartment according to Alabama State Law:

One Bedroom – No more than Two (2) persons
Two Bedroom- No more than Four (4) persons
Three Bedroom- No more than Six (6) persons

1. You must be a minimum of 19 years of age to enter into a lease agreement.
- 2. A separate rental application must be completed in full, dated and signed, by each single adult 19 years and older that will be living in the apartment, failure to do so will result in possible denial / eviction. All occupants, including minors must be listed on the rental application. Applicants and occupants must not exceed the limits listed above.**
3. Married applicants may complete one application as long as both spouses provide all needed information. If you are married, both of you have to qualify.
- 4. All applicants must provide a current copy of state or government photo identification.**
5. Applicant must have a work history of at least 6 months, which can be verified. If you are starting a new job, please provide the information on your previous employer also.
- 6. Applicant must provide current proof of income when submitting application. Gross monthly income must be at least 3 times the amount of the rent. One applicant must show that he or she has an income that qualifies, even if you will have a roommate that will be splitting the rent.**
7. Applicant must have owned a home or have rental history for a minimum of 6 months with a property manager who can verify that no evictions had been filed and rental payment history had been satisfactory (no more than 2 late payments). First time renters may be waived by paying one month in advance, i.e. last months rent and / or a higher deposit.
8. Applicants with known felony convictions will be denied residency. A background check will be performed on all applicants that will be residing in the apartment that are 18 years or older.
9. If self-employed, retired, or disabled, the applicant must provide photocopies of tax returns from the previous year, financial statements from a certified public accountant, photocopies of the three most recent bank statements, or a notarized letter from your employer showing proof of ability to pay rent for the term of the lease.
10. Applicant may be **denied or charged a higher deposit** for the following reasons:
***Falsification of application *Incomplete application *Insufficient income *Bankruptcy**
***Unfavorable credit history * Unfavorable rental profile which includes:**
*** Non payment of rent or eviction *Balance due at previous residence *Poor supervision of children**
*** Unruly or destructive behavior of applicant or guests *Violence or threatened violence to persons by applicant**
***Criminal history of applicants *Negative check writing history *Drug use *Poor Housekeeping**

I HAVE READ AND UNDERSTAND ALL RENTAL QUALIFYING CRITERIA.

Signature

Date

Signature

Date

Signature

Date

Thank you for considering SummerTree Apartments for your new home.