

Rental Application

\$50.00 Application Fee
(Check or Money Order)

Saunders Property Management LLC

713 Park ST.

Troy, Alabama 36081

Phone: (334) 770-7368 Fax: (334) 770-7369

ljordan@troycable.net

FOR OFFICE USE ONLY

Date: _____

Agent: _____

Property: _____

Apt. #: _____

Rental Amount: _____

I am interested in a (circle one) 1, 2, 3, or 4 bedroom unit located at (property name) _____.
Lease beginning on (Month) _____ / (Day) _____ / (Year) _____ at a rental rate of \$ _____ per month.

TELL US ABOUT YOURSELF (PLEASE PRINT CLEARLY)

Full Name _____ Phone _____

Date of Birth _____ Social Security # _____ Drivers License State/Number _____

Current Address _____ City _____ State _____ Zip _____

Current Monthly Rent _____ Move In Date: _____ Move Out Date _____ Reason for Leaving _____

Owner/Agent _____ Phone _____

Previous Address _____ City _____ State _____ Zip _____

Move In Date _____ Move Out Date _____ Reason for Leaving _____

Owner/Agent _____ Phone _____

Employment Status: _____ Full-time _____ Part-time _____ Student _____ Retired _____ Unemployed

Current Employer* _____ Position Held _____

Address _____ City _____ State _____ Zip _____ Phone _____

Date Started _____ Date Ended _____ Monthly Salary \$ _____ or Hourly Rate \$ _____ Hours Per Month _____

Supervisor: _____ * Please Provide A Copy Of Your Last Two Pay Stubs.

School Status (if applicable) _____ Full-time _____ Part-time College/University/School Attending _____

Major _____ Year in school _____ Expected Graduation _____

GUARANTOR / CO-APPLICANT INFORMATION

Name of Guarantor/Co-applicant _____ Relationship _____

Date of Birth _____ Social Security # _____ Driver's License State/Number _____

Home Phone Number _____ Cell Phone Number _____

Current Address _____ City _____ State _____ Zip _____

Current Employer _____ Employer's Phone _____

Monthly Salary \$ _____ or Hourly Pay Rate \$ _____ # Hours Per Month _____

HOW DID YOU HEAR ABOUT OUR PROPERTY? (CIRCLE ONE)

Internet _____ Local Newspaper _____ Campus Newspaper _____ Apartment Guide _____ Word of Mouth _____ Billboard _____

Flyers _____ Campus Orientation _____ Radio _____ Driving By _____ Phonebook _____ Other: _____

HAVE YOU OR CO-APPLICANT EVER:

Been sued for non-payment of rent? ___ Y ___ N

Been evicted or asked to move out? ___ Y ___ N

Broken a lease agreement? ___ Y ___ N

Declared Bankruptcy? ___ Y ___ N

Been convicted of or pled guilty or "No Contest" to any felony? ___ Y ___ N

Sexual Offense? ___ Y ___ N

If yes to any of the above, please explain: _____

IN CASE OF EMERGENCY PLEASE NOTIFY:

Name _____ Relationship _____

Full Address _____ City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____ Work Phone _____

NOTE: KEEPING OF A PET REQUIRES PRIOR CONSENT OF MANAGEMENT, PAYMENT OF APPLICABLE FEE/DEPOSIT AND EXECUTION OF PET ADDENDUM, HANDICAPPED ASSISTANCE ANIMALS USE FOR DISABILITIES ARE NOT CONSIDERED PETS.

PET FEE—nonrefundable \$300.00 and PET RENT \$50.00 per month.

THE CIVIL RIGHT OF 1988, AMENDED BY THE FAIR HOUSING AMENDMENT OF 1988, PROHIBITS DISCRIMINATION IN THE RENTAL OF HOUSING BASED ON RACE, COLOR, RELIGION, HANDICAP, MARITAL STATUS OR NATIONAL ORIGIN. THE FEDERAL AGENCY WHICH ADMINISTERS COMPLIANCE WITH THE LAWS IS THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS IS TO INFORM YOU THAT AS PART OF OUR PROCEDURE FOR PROCESSING YOUR APPLICATION, AN INVESTIGATIVE CONSUMER REPORT MAY BE PREPARED WHEREBY INFORMATION OBTAINED THROUGH PERSONAL INTERVIEWS WITH YOUR LANDLORD, EMPLOYER, OR OTHERS WITH WHOM YOU ARE ACQUAINTED. THIS INUIRY INCLUDES INFORMATION AS TO YOUR CHARACTER, PERSONAL CHARACTERISTICS, MODE OF LIVING, AND CREDIT REPORT. YOU HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHINA REASONABLE PERIOD OF TIME TO RECEIVE ADDITIONAL DETAILED INFORMATION ABOUT THE NATURE AND SCOPE OF THIS INVESTIGATION,(FAIR CREDIT REPORTING ACT). WE HEREBY AGREE, IN THE EVENT OF THE APPROVAL OF THIS APPLICATION, TO EXECUTE A LEASE IN ACCOURDANCE WITH THE TERMS SET FORTH IN THIS RENTAL APPLICATION AND MY/OUR RENTAL LIABILITY SHALL COMMENCE PURSUANT IN THE TERMS OF THE LEASE, THAT IF I/WE FAIL TO SIGN THE LEASE AND/OR PAY AGREED RENTAL SECURITY DEPOSIT, UTILITY FEES, OR OTHER REQUIRED CHARGES AS SHOWN IN THIS RENTAL APPLICATION THE \$50.00 INCLUDING FEES ACCOMPANYING THIS APPLICATION SHALL BE RETAINED BY LANDLORD AS LIQUIDATED DAMAGES AND I/WE AGREE TO THIS AMOUNT BEING RETAINED BY LANDLORD AS A REASONABLE ESTIMATE OR ACTUAL DAMAGES TO THE LANDLORD, IF I/WE FAIL TO PERFORM AS STATED ABOVE AFTER APPROVAL. I/WE UNDERSTAND THAT THE HOLDING FEES ACCOMPANYING THIS APPLICATION I S NON-REFUNDALBE AFTER THREE (3) DAYS, OWNER AND/OR AGENT FOR THE OWNER RESERVES THE RIGHT TO REJECT THIS APPLICATION AND TO REFUSE POSSESSION OF THE ABOVE MENTIONED ACCOMMODATION. I/WE HAVE READ THE FORGOING, AND CERTIFY THAT THE INFORMATION HERE IS TRUE AND CORRECT, THAT THIS APPLICATION IS SUBMITTED FOR THE PURPOSE OF INDUCING APPROVAL OF THE APPLICATION IN MY/OUR BEHALF. ANY "YES" OR "NO" QUESTION UNANSWERED SHALL BE CONSIDERED A "YES".

SIGNATURE OF APPLICANT

DATE SIGNED

SIGNATURE OF CO-APPLICANT (GUARANTOR)

DATE SIGNED

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND AUTHORIZE AGENT OF THE LESSOR TO VERIFY THIS INFORMATION, RENTAL AND EMPLOYER REFERENCES AND CREDIT RECORDS AND PERFORM A CRIMINAL BACKGROUND CHECK, ANY FALSE STATEMENTS ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION AND TERMINATION OF LEASE. UPON DISCOVERY OF FALSE INFORMATION THE APPLICATION WILL NOT BE APPROVED. IF AFTER THE LEASE HAS BEEN SIGNED AND IT IS DISCOVERED THAT THE LESSEE HAS GIVEN FALSE INFORMATION THE LEASE WILL BE TERMINATED.

Saunders Property Management, LLC

Consent Agreement

Scoring of your Consumer Credit Report: Saunders Property Management, LLC uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report as well as your national landlord tenant court record report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit reports contain information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner.

Based upon your credit score, your application will be accepted, declined or accepted on the condition that an additional security deposit or other requirement is met. If your application is rejected or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies which provided your consumer information to us. Declined applicants are encouraged to obtain a copy of their credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

I hereby consent to allow Saunders Property Management, LLC through its designated agent and its employees, to obtain and verify my credit information, my landlord tenant court information, and conduct a criminal background search for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Saunders Property Management, LLC and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

Applicant's Signature

Date

Applicant's Printed Name

Co-Applicant's Signature

Date

Co-Applicant's Printed Name

QUALIFYING GUIDELINES

EACH PERSON ON THE LEASE MUST MEET THE QUALIFYING GUIDELINES. ANY PERSON OCCUPYING THE UNIT, OVER THE AGE OF 19 MUST BE ON THE LEASE.

IN ORDER TO PROCESS YOUR APPLICATION ALL REQUIREMENTS MUST BE MET. **IF APPLICANT IS A STUDENT UNDER THE AGE OF 25 AND DOES NOT HAVE PROOF OF INCOME OF 3 TIMES THE MONTHLY RENT AND A CURRENT PROOF OF INCOME FOR AT LEAST A YEAR, A PARENT/GUARANTOR MUST SIGN.**

A NON-REFUNDABLE \$50.00 APPLICATION FEE MUST BE PAID BEFORE OUR

APPLICANT: PLEASE DO NOT WRITE BELOW THIS LINE—FOR OFFICE USE ONLY

Payment of \$ _____ received by (agent) _____ Date _____

THIS APPLICATION: ___ APPROVED ___ NOT-APPROVED

BY _____ DATE _____

IF NOT APPROVED SPECIFY OR ATTACH REASONS: _____

NOTIFIED BY: (agent) _____ DATE _____

NOTIFIED BY: ___ LETTER ___ FORM ___ FAX ___ IN PERSON

ADDITIONAL NOTES (if needed):

GUARANTOR FORM

For value received and in consideration of the letting by Saunders Property Management, LLC (hereinafter referred to as "Landlord"), of the premises located at _____ City of Troy, County of Pike, State of Alabama, to _____ (hereinafter referred to as "Tenant"), under a certain lease dated the ____ of _____, _____, which the undersigned requested, the undersigned (if more than one, jointly and severally) hereby unconditionally guarantees to LANDLORD, its successors and assigns, that the undersigned shall promptly pay in full when due, in accordance with the provisions of the aforesaid lease, all sums due under the lease and that if default shall at any time be made by TENANT in the payment of rent or performance of any of the covenants contained in the aforesaid lease the undersigned will pay to the LANDLORD, its successors and assigns, the rent or any arrears thereof, and all damages that may arise in consequence of any default by TENANT under the aforesaid lease, and the undersigned consents that from time to time, without notice to the undersigned, LANDLORD may take or refrain from taking any action authorized by the aforesaid lease, all without notice to, consent of or release of liability on the part of the undersigned. The undersigned agrees to all the provisions of the lease and that the obligation of the undersigned shall and remain unaffected, (i) by any understanding on the part of the undersigned that another person, firm or corporation was or is to sign or become bound on or for the lease; or (ii) by the death or bankruptcy of any one or more of the undersigned, if more than one, and in the case of any such death or bankruptcy, by failure of LANDLORD to file a claim against the estate of said decedent or bankrupt, as the case may be, for the amount of such decedent's or such bankrupt's liability hereunder. The undersigned consents and agrees that this is a continuing guarantee and the terms including the period (time), of the lease may be extended, or the lease may be renewed from time to time, all without notice to, consent of or release of liability on the part of the undersigned.

IN WITNESS WHEREOF, this guarantor is executed under the seal of each of the undersigned.

WITNESSES (Saunders Property Management, LLC Agent)

Guarantor 1.

Full Name _____ Phone _____
Date of Birth _____ Social Security # _____ Driver's License State/Number _____
Current Address _____ City _____ State _____ Zip _____

Guarantor 2.

Full Name _____ Phone _____
Date of Birth _____ Social Security # _____ Driver's License State/Number _____
Current Address _____ City _____ State _____ Zip _____

SEAL	
Sworn to and subscribed before me this _____ day of _____ 20____	My Commission Expires: _____
_____ Notary Public Signature	
County of: _____	State of: _____