



Please return a completed application for each adult (over 18) who will be living in the house along with:

An application fee of:

FORTY DOLLARS (\$50.00) for individual and/or married couple applicant(s)

TEN DOLLARS (\$10.00) for each additional applicant

THESE FUNDS MUST BE CASH OR CERTIFIED FUNDS (Cashier's check or Money Order). The application fee is non-refundable.

Security Deposit equal to one month's rent – MUST BE CERTIFIED FUNDS (Cashier's Check or Money Order) and paid at the time lease paperwork is signed by applicant.

Pet Fees MUST BE CERTIFIED FUNDS (Cashier's Check or Money Order) and paid at the time lease paperwork is signed by applicant.

Houses are rented "AS IS" condition, except as noted on your application. Please be sure to let us know of any condition which would keep you from renting the home "AS IS."

QUALIFICATION REQUIREMENTS FOR RESIDENCY

It is the policy of Landmark Realty Group to thoroughly investigate all individuals applying for residency. Each individual applicant must meet requirements to be approved. **Individual owners may have higher or lower qualification requirements.**

If the applicant is a full-time student, recently independent individual, or has non-garnishable wages, the company may request an adult co-signer (Guarantor). The Guarantor must be in good standing with his or her credit, must demonstrate stable current employment with verifiable income and must have available assets in the State of Alabama. Identity must be verifiable by a state or federally issued form of identification which includes a photograph.

Our ability to process your application in a timely manner is dependent upon the thoroughness and accuracy of your responses. We will then inform you of the acceptance, or refusal, of your application.

The application process includes, but is not limited to, investigation of the following for all applicants and/or Guarantor(s):



RESIDENCE HISTORY: Verification of current and past residences include length of residency, rental amount, payment history, the absence of presence of complaints, the condition of the property upon vacating, the cost of damages incurred, and history of proper notice given regarding intent to vacate. A stable rental history is expected of all applicants. If you currently own your residence, your mortgage payment amount and payment history may be verified.

EMPLOYMENT HISTORY: Verification of current employment includes length of employment and monthly gross income of approximately three (3) times the rental amount of the property for which you are applying. Your most recent employment and current employment should be reasonable length of time and you should demonstrate stability in your employment history. Self-employed applicants must furnish their most recent tax return for review.

CREDIT HISTORY: A full credit history is prepared on each applicant and Guarantor(s).

BANKRUPTCY: The application may not be accepted if the applicant has filed for bankruptcy or with debtor's court within the last two (2) years.

Once the application process is started, the application fee is non-refundable. Any potential problems should be discussed with Leasing Agent when you submit your application. Complete and accurate information will facilitate rapid processing of your application. Any false or omitted information on the application will be considered immediate grounds for rejection of the application. We reserve the right to reject an application for any reason other than race, color, creed, gender, sexual orientation, familial status, or national origin.

BY SIGNING BELOW, YOU ARE INDICATING THAT YOU ACKNOWLEDGE AND UNDERSTAND THE REQUIREMENTS FOR THE APPLICATION PROCESS.

_____ Leasing Agent –Witness	_____ Date	_____ Lessee	_____ Date
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_____ Leasing Agent – Witness	_____ Date	_____ Lessee	_____ Date
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_____ Leasing Agent – Witness	_____ Date	_____ Lessee	_____ Date
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