



P|R|E|S|T|I|G|E
P R O P E R T I E S

472 N. Dean Road, Suite 101 • Auburn, AL 36830 • P: 334.887.5274 • F: 334.887.0389 • W: www.prestigeprops.com

RENTAL APPLICATION

DATE: _____ PROPERTY APPLYING FOR: _____

NAME: _____

CURRENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____ PHONE #: _____

DOB: _____ AGE: _____ S. S. #: _____

EMPLOYER: _____ SUPERVISOR: _____

LENGTH OF EMPLOYMENT: _____ POSITION: _____ PHONE #: _____

CAR MAKE/MODEL: _____ TAG #: _____

STATE AND DRIVER'S LICENSE #: _____ DO YOU HAVE A PET? _____

E-MAIL ADDRESS (MANDATORY): _____

CELL PHONE (MANDATORY): _____

PARENTS' OR CLOSEST OF KIN'S ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____ PHONE# _____

E-MAIL ADDRESS (MANDATORY): _____

***** CREDITREFERENCES*****

CURRENT LANDLORD OR MORTGAGE CO.: _____

PHONE #: _____ LENGTH OF TIME THERE: _____ AMOUNT OF RENT: _____

REASON FOR MOVING: _____

NAME OF BANK: _____ ACCOUNT#: _____

PERSONAL REFERENCE – NAME: _____ PHONE#: _____

ADDRESS: _____ YEARS KNOWN: _____

CREDIT REFERENCES: 1. _____
(Mortgage Company, Car Payment, Credit Card, etc.) 2. _____

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I understand that I require no rights in a unit until I sign a lease in the form submitted to me and make a deposit on the unit, which deposit is to be held for the term of my lease.
In consideration of the landlord's holding the unit for me, I hereby waive all rights to the return of this deposit and forfeit it in the event I do not choose to enter into the lease applied for herein.
I certify that the information on the front of this form is correct. I hereby authorize Prestige Properties to contact the appropriate above references listed on this application for the purpose of obtaining my credit history.
This application and the contents thereof are considered as part of my lease.

APPLICANT'S SIGNATURE _____ DATE _____

PRESTIGE PROPERTIES – RESIDENT SELECTION GUIDELINES

Prestige Properties is required to establish minimum guidelines for accepting rental applications. Each person must qualify on his/her own ability. Co-signers will be allowed only in the case of an applicant being a student of a local college, university, technical institute, etc., not a high school, and co-signer must be a parent or legal guardian of the applicant. Co-signer must qualify by same criteria as applicant. Any adult who occupies the apartment must complete an application and be qualified. **Minimum age to sign a lease is 19 years of age (18 if married).**

It is imperative that you complete the application thoroughly with all requested information to help us process it in a timely manner. Any false or omitted information will constitute grounds for rejection of the application.

Prestige Properties adheres to all Federal Fair Housing Laws (Title VII of the Civil Rights Act of 1968 as amended by the Housing Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability or familial status.

We reserve the right to reject an application for any reason based only on the qualifying information listed below. If you have any questions concerning information contained in your credit report, we shall not be able to discuss it with you. You may contact the credit reporting agency and they will furnish the information to you.

QUALIFICATION GUIDELINES

1. Resident History: We verify your present and past residences for up to the past three years (length of residency, rental amount and payment history, noise complaints, condition of unit, unpaid balances, damages, proper notice given and adherence to community policies). Evictions automatically disqualify applicants and/or co-signer. If your present residence is a home you own we verify amount of mortgage and payment history.
2. Employment: We verify name of employer and gross salary. If you are a self-employer we will verify income from your most recent quarterly tax return. You must earn in one week the rent for one month. If it is a roommate situation, each one of you has to earn within 75% of the qualifying amount. Where income is borderline in qualifying, we will also look at outstanding balances on your credit report. We will also consider documented student financial aid as income.
3. Bankruptcy: If bankruptcy has been filed within the past twelve months, application will not be accepted, unless case is closed and accounts included have been satisfied. If there has been an earlier bankruptcy, evidence of sufficient income and credit must be established under the guidelines listed above.

A \$25.00 non-refundable credit check is required to be paid in order for the lessor to run a credit check.

Sign: _____ **Date:** _____

I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS FOR QUALIFICATION FOR A RENTAL UNIT WITH PRESTIGE PROPERTIES.

Applicant's Signature

Date

Co-Signer's Signature

Date