

**JEMISON REALTY CO., INC.**

**LEASE APPLICATION  
COMPLETE ALL INFORMATION**

Applicant's Name \_\_\_\_\_ Spouse \_\_\_\_\_

Present Address \_\_\_\_\_ Zip \_\_\_\_\_

Social Security \_\_\_\_\_ Spouse SS# \_\_\_\_\_

Date of Birth \_\_\_\_\_ Spouse DOB \_\_\_\_\_

Phone Number \_\_\_\_\_ Alternate Phone Number \_\_\_\_\_

Reason for Moving \_\_\_\_\_

Present Landlord \_\_\_\_\_ Phone Number \_\_\_\_\_

Landlord's Address \_\_\_\_\_

Present Monthly Rent \_\_\_\_\_ How Long Have You Lived There \_\_\_\_\_

Residence for Past 3 Years \_\_\_\_\_

Address of Apt. Or House you are applying for? \_\_\_\_\_

What Repairs are needed? \_\_\_\_\_

Move In Date \_\_\_\_\_

Monthly Rent \_\_\_\_\_ Damage/Security Deposit \_\_\_\_\_

Referred by \_\_\_\_\_

Applicant's Employer \_\_\_\_\_ Bus. Phone \_\_\_\_\_

Address \_\_\_\_\_ Supervisor \_\_\_\_\_

Title or Position \_\_\_\_\_ Salary \_\_\_\_\_ How Long? \_\_\_\_\_

Other Income \_\_\_\_\_

Previous Employer \_\_\_\_\_ Bus. Phone \_\_\_\_\_

Address \_\_\_\_\_

Spouse's Employer \_\_\_\_\_ Bus. Phone \_\_\_\_\_

Address \_\_\_\_\_ Supervisor \_\_\_\_\_

Title of Position \_\_\_\_\_ Salary \_\_\_\_\_ How Long? \_\_\_\_\_

Checking Account # \_\_\_\_\_ Bank Name \_\_\_\_\_

**NAME & RELATIONSHIP OF ALL OTHER PERSONS TO OCCUPY UNIT**

Name	Relationship	Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Automobiles**

Drivers License # \_\_\_\_\_ State \_\_\_\_\_ Exp. Date \_\_\_\_\_

Make & Model \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_

Make & Model \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_

In case of Emergency, Notify: (Name) \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

Employed \_\_\_\_\_ Phone # \_\_\_\_\_

Have you ever been involved in a bankruptcy, debtor's petition, garnishment, unlawful detainer, suit for rent, other law suits or repossession? \_\_\_\_\_ If answer yes, please explain \_\_\_\_\_

I/WE UNDERSTAND THAT THERE IS A \$50.00 NON-REFUNDABLE PROCESSING FEE CHARGED FOR EACH CREDIT APPLICATION OBTAINED. I/WE CERTIFY THAT ONLY THOSE PERSONS DESCRIBED HEREIN SHALL OCCUPY THE PREMISES. I/WE CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND AUTHORIZE YOU TO OBTAIN NECESSARY CREDIT AND CHARACTER INFORMATION FOR CONSIDERATION OF THIS APPLICATION. DAMAGE DEPOSIT AND FIRST MONTH'S RENT MUST BE PAID IN CASHIER'S CHECK OR MONEY ORDER AFTER THIS APPLICATION IS APPROVED AND PRIOR TO DRAWING THE LEASE. IF NAMED APPLICANT FAILS/FAIL TO SIGN THE LEASE, DAMAGE DEPOSIT WILL BE FORFEITED AS LIQUIDATED DAMAGES.

APPLICANT \_\_\_\_\_ SPOUSE/CO/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**"NO PETS ALLOWED"**

# JEMISON REALTY CO. INC.

ESTABLISHED 1903  
SALES, LEASING, AND MANAGEMENT

2937 7TH AVE. SOUTH  
SUITE 106  
BIRMINGHAM AL. 35233  
— Phone: 205-250-0036  
— Fax: 205-250-0037  
Email: bfinley@jemisonrealty.net

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## QUALIFICATION REQUIREMENTS FOR RESIDENCY

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It is the policy of JEMISON REALTY CO., INC. 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. All applicants must provide a valid, unexpired Alabama Driver's License or nondriver ID card; a valid tribal enrollment card or other form of ID bearing a photo or biometric identifier; any valid state or federal issued ID with photo or biometric identifier, if issued by an entity requiring proof of lawful present; a foreign passport with an unexpired US visa and verified by US Homeland Security Dept.; a foreign passport issued by a visa waiver country with entry stamp or an I-94W form by US Homeland Security Dept.. All applications signed outside the presence of a JEMISON REPRESENTATIVE must be notarized by a certified Notary Public.

A Guarantor may be requested at the company's discretion if the applicant is a full time student, recently independent individual, or has non-garnish able wages. The Guarantor must be in good standing with his or her credit, must demonstrate a stable employment history and must have available assets in the State of Alabama.

All applicants are processed through a professional credit bureau service. 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. **ALL QUESTIONS REGARDING YOUR CREDIT HISTORY SHOULD BE DIRECTED TO THE CREDIT BUREAU. DO NOT DISCUSS YOUR CREDIT HISTORY WITH THE OFFICE STAFF.**

The application process will take a minimum of 48 hours and includes, but is not limited to, investigation of the following:

- 1) **RESIDENCE HISTORY**; Verification of current and past residences include: length of residency, rental amount, payment history, the absence or presence of complaints, the condition of the property upon vacating, the cost of damages incurred, and history of proper notice given regarding intent to move. 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.
- 2) **EMPLOYMENT HISTORY**; Verification of current employment includes length of employment and gross salary. Your most recent employment must 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.
- 3) **CREDIT HISTORY & CRIMINAL RECORD**; a Full credit history and criminal record are prepared on each applicant and Guarantor.
- 4) **BANKRUPTCY**; The application may not be accepted if the applicant has filed for bankruptcy or with debtors court within the last two (2) years.

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Once the application process has begun, the application fee is **NONREFUNDABLE**. Any potential problems should be discussed with office personnel 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, greed, gender, sexual orientation, familiar status, religion, or national origin.

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I (WE) understand that an investigation will be made of me (us), for purposes which will provide information including, but not limited to, credit standing, character, mode of living, criminal record and reputation. By signing this form, I (WE) give MY (OUR) permission for this investigation and hereby authorize and instruct all recipients of a copy of this form to release any and all information, with limitation, requested by JEMISON REALTY CO., INC., both verbally and written. I (WE) further hereby release and hold harmless JEMISON REALTY, it's agent or employees, and those parties providing such information, from any and all liability, loss or claim as a result of releasing or obtaining such information. I (WE) also understand that the acceptance or rejection of this application for rental with JEMISON REALTY may or may not be based upon information gathered in this investigation and is at the sole discretion of JEMISON REALTY CO., INC.

APPLICANT: \_\_\_\_\_ SS# \_\_\_\_\_ DOB \_\_\_\_\_

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