



**Reeves Realty, Inc.**

**6001 A Grelot Road**

**Mobile, AL 36609**

**(251)661-4925**

[www.johnreevesrentals.com](http://www.johnreevesrentals.com)

**Tenant Lease Application**

**Application Fee - \$55 Per Person Occupying Unit over Age 18**

**A \$100.00 administration/compliance fee will be due at lease signing.**

All properties are SMOKE FREE on the interior. All smoking must be done on the exterior with doors closed to prevent smoke odors from traveling into the property.

Date: \_\_\_\_\_

**APPLYING FOR ADDRESS:** \_\_\_\_\_

**Date Lease to Begin:** \_\_\_\_\_ Length of Lease (1 year minimum) \_\_\_\_\_

**APPLICANT:** Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Social Security: \_\_\_\_\_ Birth date: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

**CO-APPLICANT:** Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Social Security: \_\_\_\_\_ Birthdate: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

**OTHER OCCUPANTS:**

\_\_\_\_\_  
NAME AGE RELATIONSHIP

\_\_\_\_\_  
NAME AGE RELATIONSHIP

\_\_\_\_\_  
NAME AGE RELATIONSHIP

**EMPLOYMENT HISTORY:**

Applicant's Current Employer: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisor's Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Gross Monthly Salary: \_\_\_\_\_  
Position Held: \_\_\_\_\_ How Long? \_\_\_\_\_

Co-Applicant's Current Employer: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisor's Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Gross Monthly Salary: \_\_\_\_\_  
Position Held: \_\_\_\_\_ How Long? \_\_\_\_\_  
Other Income: \_\_\_\_\_  
\_\_\_\_\_

**RENTAL HISTORY:**

Current Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Rent Paid Monthly: \_\_\_\_\_ How Long: \_\_\_\_\_  
Reason for leaving: \_\_\_\_\_  
Former Landlord Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Landlord Email: \_\_\_\_\_

**OTHER INFORMATION:**

1. **Pets** (Yes or No): \_\_\_\_\_

Type	Breed	Weight	Age
_____	_____	_____	_____

**A NON-REFUNDABLE PET FEE OF \$300.00 (Plus \$50 Processing Fee) IS DUE ON ALL PROPERTIES THAT ALLOW PETS. Additional approved pets - \$100.**

2. **Vehicles:** \_\_\_\_\_

Make	Model	Year	Tag #
_____	_____	_____	_____

**3. Emergency Contact:** \_\_\_\_\_

Name

Relationship

Address

Phone Number

Have you or your spouse ever been involved in a bankruptcy, debtor's petition, garnishment, unlawful detainer, suit for rent, judgment, or other lawsuit or repossession? No \_\_\_ Yes \_\_\_  
If yes, please explain: \_\_\_\_\_

Have any of the applicants been:

Convicted of a felony Yes or No? \_\_\_\_\_

Applicant: \_\_\_\_\_

Been Evicted Yes or No? \_\_\_\_\_

Applicant: \_\_\_\_\_

Broken a lease Yes or No? \_\_\_\_\_

Applicant: \_\_\_\_\_

**APPLICATION PROCESS**

1. Pay an application fee of \$55.00 in cash or money order for each adult over the age of 18 who will occupy the property. The application fee may be paid by cash or money order payable to Reeves Realty, Inc. **The application fee is non-refundable.** We cannot process your application until we receive the application fee. Applicants must be U.S. Citizens or legal immigrants of the United States.
2. It will be beneficial if you can submit your two previous pay stubs. If you are self-employed, send your previous two tax returns in lieu of pay stubs. Instead of using a FAX or bringing them to our office, you may send these documents as scanned PDF attachments to "reevesrentals@gmail.com"
3. Fill out all the fields completely. Any false or omitted information will constitute grounds for rejection of the application.
4. Reeves Realty adheres all Federal Fair Housing Laws which stipulates 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.
5. Guidelines for Qualifying. We look at Income/Employment, Credit Report, Rental history, Criminal background report, Evictions, as well as other factors that influence the decision.
6. To remove a property from the market, we must receive a signed Good Faith Agreement and a Good Faith Deposit equal to one month's rent in certified funds. No property will be removed from the market until your application is approved and we have received your signed Good Faith Agreement and Good Faith Deposit.
7. Homes are taken off the market and reserved for approved applicants on a first-come, first-served basis according to the order in which Good Faith Deposits and signed Good Faith authorization forms are received. Both the form and the deposit must be received to reserve a property.

***I certify that I have seen the interior of this property in person and I accept the property "AS IS" unless specifically stated below:***

**Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**UNLESS OTHERWISE NEGOTIATED AS PART OF THIS APPLICATION, THE PROPERTY IS TO BE TAKEN "AS IS".**

**NOTE:** \_\_\_\_\_

## **RENTAL APPLICATION CERTIFICATION**

By signing below, I/We authorize Reeves Realty, Inc. its employees and/or agents to make inquiries through the credit bureau, employer, other sources and references. I/We consent to Reeves Realty, Inc. and its Agents contacting me at any of my phone numbers, including cell phone numbers and using methods to include automatic dialers, artificial voice, and interactive voice recognition in accordance with TCPA regulations for the purpose of treatment, operations, insurance and/or payment.

I further understand, that if I am found qualified to rent the property applied for, a Good Faith Deposit equal to one month's rent will be required in order to remove the property from the rental market. It can be held up to 15 days after which time rent will be required. If the Applicant is approved for occupancy but fails to sign a Lease or take possession of the property on or before the move-in date, the Good Faith Deposit shall be retained by Landlord as liquidated damages.

Applicant acknowledges that the Good Faith Deposit is not a security deposit. Upon signing a Lease, the Good Faith Deposit will be applied toward the rent specified in the Lease. In the event Applicant defaults under the terms of this Application, Applicant acknowledges that Landlord shall keep the Good Faith Deposit as liquidated damages which are compensation for holding the property off the market. Applicant agrees that the amount of lost rent in holding the property off the market is unknown and that this provision is intended as a good faith estimate of Landlord's damages in the event of Applicant's default.

APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_

PROPERTY MANAGER: \_\_\_\_\_



All Reeves Rentals properties are smoke free on the interior. Any smoking must be done on the exterior with the doors closed to prevent the smoke odors from traveling into the property.

**AUTHORIZATION FOR RELEASE OF INFORMATION**

To the extent permitted by the applicable Federal, State and Local Law, I hereby authorize and permit AppFolio, Inc. acting on behalf of Reeves Rentals to obtain, and any person, firm or entity to release to AppFolio, Inc. or its authorized representatives, the following 1) my employment record; 2) records concerning any criminal history that I may have; 3) records concerning my driving history; 4) records concerning my credit history; 5) records concerning my worker's compensation history; 6) verification of my academic and or professional credentials.

I also give permission for all prior Landlords and current Landlords to discuss with Reeves Realty, Inc. my rental history and any other information that they deem necessary.

I agree that a copy of this authorization has the same effect as an original. I hereby release and hold harmless any person, firm, or entity that discloses matters in accordance with this authorization and AppFolio, Inc. and its authorized representatives from liability that might otherwise result from the request for, use of and/or disclosure of all the foregoing information.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

-----DO NOT WRITE IN THE AREA BELOW-----

Application for: \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Deposit amount required: \_\_\_\_\_ Good Faith Deposit Received: \_\_\_\_\_

Lease to begin:

\_\_\_\_\_  
(Not later than 15 days from approval date)