



TILLMAN REALTY, L.L.C.
1922 Tree Top Lane
Birmingham, AL 35216
OFFICE: 205-822-7116
FAX: 205-823-6814

RENTAL APPLICATION
PROFESSIONALLY MANAGING:
CRESTWOOD HILLS APTS., LLC
TREE TOP APARTMENTS, LLC

Notice: Co-applicant (other than spouse) must complete a separate Rental Application.

The Undersigned hereby makes application to rent Apartment # _____ in TREE TOP APARTMENTS, L.L.C. community, to take occupancy on _____ at a rental rate of \$ _____ per month

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FULL NAME: _____ Phone (_____) _____

E-mail: _____

Date of Birth: _____ Spouse Date of Birth: _____ Social Security Number: _____

Name of Spouse: _____ Spouse Social Security Number: _____

Number of dependents (excluding co-applicant): _____ Names: _____

Other occupants and their relationship (I understand that no one other than those listed on this application will reside in this apartment): _____

Pets (number and kind): _____ **(RESIDENT MANAGER EXPLAIN PET POLICY!!!!)**

PLEASE GIVE RESIDENCE FOR THE PAST 3 YEARS (beginning with most current)

Current Address: _____ City: _____ State: ____ Zip: _____

Month & Year moved in: _____ Reason for leaving: _____

Owner or Agent: _____ Phone: (_____) _____ Rent amount: _____

Previous Address: _____ City: _____ State: ____ Zip: _____

Month & Year moved in: _____ Reason for leaving: _____

Owner or Agent: _____ Phone: (_____) _____ Rent amount: _____

PLEASE GIVE EMPLOYMENT INFORMATION

You are: Employed Full Time _____ Part Time _____ Retired _____ Student _____ Unemployed _____

Current Employment: _____ Salary: _____ Per: _____ Position: _____

Dates Employed: _____ Supervisor: _____ Phone: (_____) _____

Previous Employment: _____ Salary: _____ Per: _____ Position: _____

Dates Employed: _____ Supervisor: _____ Phone: (_____) _____

Your spouse is: Employed Full Time _____ Part time _____ Retired: _____ Student: _____ Unemployed: _____

Current Employment _____ Salary: _____ Per: _____ Position: _____

Dates Employed: _____ Supervisor: _____ Phone: (_____) _____

Previous Employment: _____ Salary: _____ Per: _____ Position: _____

Dates Employed: _____ Supervisor: _____ Phone: _____

If there are other sources of income you would like us to consider, please list income, source and person (banker, employer, etc.) who we could contact for confirmation. You do not have to reveal alimony or spouse's income unless you want us to consider it for this application. CHILD SUPPORT CANNOT BE

CONSIDERED AS INCOME. Amount \$ _____ Source: _____

PLEASE LIST YOUR BANK AND CREDIT REFERENCES:

Your Bank _____ City/State _____ Branch _____ Type of account _____ Acct. Number _____

Your credit references: _____

Your personal references(AT LEAST 3 PERSONAL REFERENCES WITH ADDRESS, PHONE # AND PLACE OF BUSINESS): _____

PLEASE LIST AN EMERGENCY CONTACT:

Name/Address: _____

Phone Number: _____

Your Driver's License Number: _____ State: _____ Expires: _____

Your Spouse's Driver's License Number: _____ State: _____ Expires: _____

Your vehicle Make/Model: _____ Year: _____ Tag#: _____ State: _____

Second vehicle Make/Model: _____ Year: _____ Tag#: _____ State: _____

Have you ever filed for BANKRUPTCY? NO _____ YES _____ If yes, when were you discharged? _____

BEEN EVICTED FROM TENANCY? NO _____ YES _____ If yes, when? _____

INTENTIONALLY REFUSED TO PAY RENT? NO _____ YES _____ If yes, why? _____

Have you been convicted of a felony with the last 10 years? YES _____ NO _____

Have you been convicted of a DRUG related criminal activity within the past 10 years? YES _____ NO _____

ARE YOU REGISTERED TO VOTE IN JEFFERSON COUNTY? NO _____ YES _____

Please give any additional information that might help management evaluate this application:

If management has any questions about this application, please give phone numbers where you can be located:

Day Phone: _____ Evening Phone: _____

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable on the first day of each month in advance. As inducement to the Owner of the property, and to the Agent to accept this Application, I warrant that all statements set forth herein are true; however, should any statement made herein be a misrepresentation or not a true statement of facts, all of the Deposit will be retained to offset the Agent's cost, time and effort in processing my Application.

I hereby deposit \$200.00 as earnest Money to be refunded if this Application is not accepted within 3 business banking days. Upon acceptance of this application, this Deposit shall be retained as a Security Deposit. When so approved and accepted, I agree to execute a lease for 12 months before possession is given within 3 business banking days after being notified of my acceptance or the Deposit will be forfeited as a liquidated damages in payment for the Agent's time and effort in processing my inquiry and application, including making necessary investigation of my credit, character, and reputation. If before the 3 day time period above the Applicant elects not to sign a lease, the Deposit will be refunded minus a \$25.00 handling fee. If this Application, is not approved and accepted by the Owner or Agent, the Deposit will be refunded, the Applicant hereby waives any claim to damages by reason of non-acceptance which the Owner or his Agent may reject without stating any reason for not doing so.

I RECOGNIZE THAT AS A PART OF AGENT'S PROCEDURE FOR PROCESSING MY APPLICATION, AN INVESTIGATIVE CONSUMER REPORT MAY BE PREPARED WHEREBY INFORMATION IS OBTAINED THROUGH PERSONAL INTERVIEW WITH MY NEIGHBORS, FRIENDS, AND OTHER WITH WHOM I MAY BE ACQUAINTED. THIS INQUIRY INCLUDES INFORMATION AS TO MY CHARACTER, GENERAL REPUTATION, PERSONAL CHARACTERISTICS, AND MODE OF LIVING.

If any information supplied by this applicant is found to be false, then the Owner or Agent has the right to decline this application.

Signature of Applicant: _____ Date signed: _____

Signature of Spouse: _____ Date signed: _____

INVESTIGATION CONSENT

I, _____, hereby authorize **TILLMAN REALTY/TREE TOP APARTMENTS, L.L.C.** and/or its agents to make an independent investigation of my background, references, credit, character, past employment, education, motor vehicle records, including those maintained by both public and private organizations and all public records for the purpose of confirming the information contained only application and/or obtaining other information which may be material to my qualification for residential rental.

I release **Tillman Realty/TREE TOP APARTMENTS Apartments, L.L.C.** and/or its agents and any person or entity which provides information pursuant to this authorization, from any and all liabilities, claims or law suits in regard to information obtained from any and all of the above referenced sources used.

The following is my true and complete legal name and all information is true and correct to the best of my knowledge.

Full Name (Please Print)

Maiden Name or Other Names Used

Present Address **How Long?**

City/State **Zip Code**

Former Address **How Long?**

City/State **Zip Code**

Date of Birth **Social Security Number**

Driver's License Number **State of License**

Signature **Date**

RESIDENT QUALIFICATION REQUIREMENTS

It is our credit policy to thoroughly investigate any application for residence at a Tillman Realty Community. Each person must qualify on his or her own merit. All adults who will occupy the apartment must complete an application and be qualified. It is also required that we are able to verify student status, if applicable. **We DO NOT accept co-signers.**

Your application will be processed through a professional credit bureau. The amount of time necessary to verify information will vary, and will depend upon the availability and accuracy of your responses. We shall make the final decision of approval or disapproval of your application. If you have any questions concerning the information furnished to us by the credit bureau, we shall not discuss it with you. You may contact the credit reporting agency and they will furnish the information to you.

For identification purposes, we require picture ID **AND** one other form of ID (social security card, green card, work visa, etc.). We investigate the following:

1. **Residence History** – We verify your present and past residences of the most recent three year period, length of residency, rental amount, payment history, noise complaints, proper notice given, condition of apartment upon your vacating and dollar amount of damages, if any. Where residence id your family home and you have never rented an apartment before, you must have sufficient other credit history to offset no verifiable residence history.
2. **Employment** – We Verify name of employer, length of employment and gross salary. If you own your own business, we will verify income from your most recent quarterly tax return. You must earn in one month four **(4) times** the rental amount. If it is a roommate situation, each 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.
3. **Credit Report** – There is a full credit report prepared. All credit must be rated as satisfactory. If there are less than 3 credit items, you must have been employed at your present job for 6 months, or previous job for 12 months. **You must also have a rental or mortgage history for at least 6 months.**
4. **Bankruptcy** – If Bankruptcy (Chapter 7) has been filed within the past 6 months, application will not be accepted. If Debtors Court (Chapter 13) has not been discharged, application will not be accepted. Where there has been a prior bankruptcy, evidence of sufficient income and credit must be established under procedures outlined above.

It is imperative that you complete the applications thoroughly with all the requested information to help us process it more efficiently. If you foresee a problem, please discuss it with us now because the application fee is NON-REFUNDABLE.

Any false or omitted information entered on the application will constitute grounds for rejection of your application. We reserve the right to reject an application for any reason other than race, color, creed, sex, religion, ADA, or place of national origin.

I have read the above information and understand the requirements that must be met in order to qualify for an apartment with TILLMAN REAL ESTATE.

X

Signed

X

Signed