



**Reeves Realty, Inc.**

**6001 A Grelot Road**

**Mobile, AL 36609**

**(251)661-4925 Fax: (251)661-4859**

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

**Tenant Lease Application**

**Application Fee - \$45 Per Person Occupying Unit over Age 18**

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

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

**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 \_\_\_\_\_

List Any Other Occupants (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 \_\_\_\_\_

Former Landlord Fax \_\_\_\_\_

**Other Information**

**1. Pets (describe):** \_\_\_\_\_

Type	Breed	Weight	Age

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



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.

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

**NOTE:**

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### ***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 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)