



****Please make sure the application is filled out completely with all documentation listed below or your application will not be processed.**

- Rental Application-2 pages filled out completely
- Employer Verification Form-must be given to your employer and emailed to southtownerentals@gmail.com
- Background Screening Release Form
- Copy of driver's license for each person 19 years of age or older
- 2 most current pay stubs

\$50.00 application fee for the primary applicant and \$15.00 for each additional applicant 19 years of age or older that will occupy the property

CASH OR MONEY ORDER ONLY

****Credit Check through Equifax (minimum FICO credit score 600), Past Residency Verification, Employment Verification, Income Verification.**



1212 GUNTER AVENUE, GUNTERSVILLE AL 35976
256-582-6900

APP FEE PD: \$ _____
DATE PD _____

HOUSE RENTAL APPLICATION

Desired Property _____ Desired Rent \$ _____ Photo ID Copies _____

Applicant's Full Name _____

Date of Birth _____ Social Security # _____

Phone#: _____ Email: _____

Present Address: _____ City: _____ How Long: _____

Present Landlord: _____ Landlord Phone#: _____

Current Rent \$ _____ Reason for Move: _____

Previous Landlord: _____ Phone# _____

Previous Address: _____ City: _____

Current Employer: _____ Phone#: _____

Address: _____

Length of Employment: _____ Estimated Monthly Income \$ _____ How often paid? _____

Nearest Relative: _____ Phone #: _____

Relative's Address: _____ Relationship: _____

Co-Applicant's Full Name _____

Date of Birth _____ Social Security # _____

Phone#: _____ Email: _____

Present Address: _____ City: _____ How Long: _____

Present Landlord: _____ Landlord Phone# _____

Current Rent: \$ _____ Reason for Move: _____

Previous Landlord: _____ Phone# _____

Previous Address: _____ City: _____

Current Employer: _____ Phone #: _____

Address: _____

Length of Employment: _____ Estimated Monthly Income \$ _____ How often paid? _____

Nearest Relative: _____ Phone #: _____

Relative's Address: _____ Relationship: _____

List EVERYONE who will be living in the household: (including applicant/co-applicant)

Name/ (# if applicable)	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Do you have a pet? _____ Inside: _____ Outside: _____

Please specify type and size: _____

References: (No relatives)

(1) _____ Phone: _____

Address: _____

(2) _____ Phone: _____

Address: _____

- When you return this application, it is required that all persons over 19 years of age bring his/her picture ID.
- A credit report will be made for each applicant. Application fee is \$50.00 for primary applicant and \$15.00 for each additional applicant 19 years of age or older that will occupy the home.

I declare the statements above are true and correct. I hereby authorize verification of my references, and credit as they relate to my tenancy and to future rent collection. Applicant acknowledges this application will become part of the lease agreement when/if approved. If any information is found to be incorrect, the application will be rejected and any subsequent rental agreement becomes void. False and misleading statements will be sufficient reason for immediate eviction and loss of security deposit.

Signature: _____ Date: _____

Signature: _____ Date: _____



EMPLOYMENT VERIFICATION FORM

(To be filled out and emailed back by employer)

DATE: _____

COMPANY: _____

EMPLOYEE NAME: _____

The above listed person has applied for a rental home through South Towne Realtors, LLC. Please find the attached applicant authorization for employment and income verification.

Please complete the following and email to southtownerentals@gmail.com. I appreciate your time in assisting us with this employee.

Is he/she Full-time or Part-time? _____

Date of Hire: _____ Position: _____

Estimated Monthly Gross Income? _____

Please check Pay Schedule:

Weekly _____ Bi-Weekly _____ Semi-Monthly _____ Monthly _____ Other _____

SIGNATURE/TITLE

CONTACT #

Sincerely,

Amanda White
Realtor/Property Manager
256-582-6900

Background Screening Release Form

Applicant Authorization and Consent for Release of Information

PLEASE READ CAREFULLY

This Authorization and Consent for Release acknowledges that South Towne Realtors may now conduct a verification and/or screening of my Previous Employment, Education, Driving Record, References, Tenancy, and any Criminal History Record information pertaining to me that may be in the files of any Federal, State, or Local Criminal Justice agency in any State, Territory, Possession, or Jurisdictional Area of the United States of America, or other Nations or Countries. I acknowledge by my signature below that my rental application with South Towne Realtors is contingent upon a satisfactory background verification.

I have read and understand this release and consent, and I authorize the background search. I authorize persons, current and former employers, and other organizations and agencies to provide all information that may be requested. I hereby release all claims and damages connected with their release of any requested information. I agree that any copy of this document is valid as the original.

I do hereby agree to forever release and discharge South Towne Realtors, their agents and their associates, to the full extent permitted by law from any claims, damages, losses, liabilities, costs and expenses, or any charge or complaint filed with any agency arising from the retrieving and reporting of this information. According to the Federal Fair Credit Reporting Act, I am entitled to know if my rental application was denied based on information obtained by prospective employer, and to receive upon written request, a disclosure of the public record information and of the nature and scope of the background screening report.

Applicant's Full Name (print): _____

Social Security Number: _____ Date of Birth: _____

D/L# and State: _____

Current Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Signature (must be signed by Tenant)

Date