

Sonja Fowler & Associates, Inc  
1334 Leroy Stevens Rd  
Mobile, AL 36695  
PH:251-776-1771 FX:251-776-6228  
realestatelady5@aol.com

Broker: Sonja Fowler 251-391-9379

**Rental Application**

**Application Fee is Non Refundable  
\$55 First Applicant \$25 Per Additional Applicant**

Rental Complex \_\_\_\_\_ Date \_\_\_\_\_

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

**PERSONAL INFORMATION**

Full Name \_\_\_\_\_ Birth Date \_\_\_\_\_

Present Address \_\_\_\_\_ SS# \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

How long have you lived here? \_\_\_\_\_ Current Rate \$ \_\_\_\_\_

Is 30 day notice required at current residence ( ) Yes ( ) No

( ) Rent ( ) Own ( ) Live with Family ( ) Other \_\_\_\_\_

LandLord Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Previous Address \_\_\_\_\_ For How Long \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

( ) Rent ( ) Own ( ) Live with Family ( ) Other \_\_\_\_\_

Previous Landlord Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Why Are You Leaving Your Current Property: \_\_\_\_\_

\* We must have documented consecutive 12 months of rental verification in order to qualify.

Have you or anyone occupying the rental ever been arrested/convicted of a crime,  
Asked to move, U/D or evicted? YES \_\_\_\_\_ NO \_\_\_\_\_

EXPLAIN \_\_\_\_\_

Have you ever broken a lease or left a rental property with bills outstanding? Yes \_\_\_\_\_ No \_\_\_\_\_

Explain: \_\_\_\_\_

**OTHER PERSONS WHO WILL BE OCCUPYING THE RENTAL**

\*Any resident 19 yrs of age and older must fill out separate application

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_ SS# \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ DOB \_\_\_\_\_ SS# \_\_\_\_\_

A pet fee is required. \$275 per Pet  
Approx Weight \_\_\_\_\_ Approx Age \_\_\_\_\_ Inside/ Outside or Both \_\_\_\_\_  
Pets may or may not be accepted on our properties. All pets must be approved by owners.  
Any pets found on the property not listed will subject tenant to forfeiture of security deposit, \$500.00 fine,  
and immediate termination of lease. Applicant Initial \_\_\_\_\_

**EMPLOYMENT**

Place of Employment \_\_\_\_\_ Occupation \_\_\_\_\_

Address of Employment \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Length of Employment \_\_\_\_\_

Work Phone \_\_\_\_\_ Contact Person \_\_\_\_\_

Weekly Wages \_\_\_\_\_ Monthly Wages \_\_\_\_\_ Yearly Wages \_\_\_\_\_

Do You Pay / Receive Child support? \$ \_\_\_\_\_

Marital Status: Married Single Divorced / Separated

Spouse's Full Name \_\_\_\_\_ Birth Date \_\_\_\_\_

Spouse's Former Address \_\_\_\_\_ S. S. # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone: \_\_\_\_\_

**SPOUSE'S EMPLOYMENT**

Place of Employment \_\_\_\_\_ Occupation \_\_\_\_\_

Address of Employment \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Length of Employment \_\_\_\_\_

Work Phone \_\_\_\_\_ Contact Person \_\_\_\_\_

Weekly Wages \_\_\_\_\_ Monthly Wages \_\_\_\_\_ Yearly Wages \_\_\_\_\_

Do You Pay / Receive Child support? \$ \_\_\_\_\_

Do you have any judgments, liens, and garnishment wages? Yes \_\_\_\_\_ No \_\_\_\_\_

Explain \_\_\_\_\_

**AUTOMOBILE INFORMATION**

Driver's License # \_\_\_\_\_ State Issued \_\_\_\_\_  
Make of Car \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_ Color \_\_\_\_\_

Spouse's Driver's License \_\_\_\_\_ State Issued \_\_\_\_\_

Make of Car \_\_\_\_\_ Year \_\_\_\_\_ Tag# \_\_\_\_\_ Color \_\_\_\_\_

Any other vehicles? \_\_\_\_\_

**CREDIT REFERENCES**

**Name of Company and Phone # Amount Owing Monthly Payment**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

**PERSONAL REFERENCES**

**Name Street Address Phone Number**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

**SPECIAL NOTICE TO APPLICANTS**

This Rental Complex conducts business in accordance with all federal, state, and local Fair Housing Laws. It is our policy to provide housing on an equal opportunity basis to all persons regardless of race, color, religion, sex, national origin, handicap, or familial status.

Any false, misleading and/or omitted information may result in your application being disapproved or your lease terminated, as well as possible prosecution, or other appropriate action.

The Alabama Residential Landlord Tenant Act makes an intentional misrepresentation of a material fact in a rental agreement or application grounds for termination of a lease which cannot be remedied or cured. : See Pg 4 of 4

It is strongly recommended that all tenants purchase renters insurance with a minimum of \$300,000.00 Liability Coverage and Sonja Fowler \$ Associates, Inc. is to be named as co-insured on the liability side of the policy.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

I agree to provide Sonja Fowler & Associates, Inc. with proof of insurance

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

I do not agree to provide Sonja Fowler & Associates, Inc. with proof of insurance

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

**PLEASE ANSWER THE FOLLOWING QUESTIONS:**

Have you been denied credit in the past 18 months? Yes \_\_\_\_\_ No \_\_\_\_\_

Has any kind of legal action been brought against you by a creditor for monies past due? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes please explain, when and why \_\_\_\_\_

Have you filed for bankruptcy within the past 7 years? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes When \_\_\_\_\_

Chapter 7 \_\_\_\_\_ Chapter 13 \_\_\_\_\_

Comments: \_\_\_\_\_

1. Less than satisfactory performance in meeting financial obligation
2. Disturbance of Neighbors
3. Negligence abuse or damage to property
4. Housekeeping habits which may adversely affect the health, safety, or welfare of others.
5. Criminal activity including history of arrest and/or convictions.
6. Creating or maintaining a threat to persons or property.
7. Living habits or practices which may adversely affect the social environment or health, safety and or welfare of others.
8. Failure to provide complete, accurate information or documentation as requested by management.
9. In Multiple Applicant situations, it is up to the Landlord to make the final decision on choosing a tenant. Application fees are non refundable. Copy of Credit Report is available upon request.

**10. MAILING INSTRUCTIONS: APPLICATION IS TO BE MAILED TO:**

**SONJA FOWLER & ASSOCIATES, INC.**

1334 Leroy Stevens Rd

Mobile, AL 36695

11. We require a legible copy of Driver's License or Valid Photo I.D.'s for all occupants.

12. Upon approval of application, tenant agrees to provide Sonja Fowler & Associates, Inc. with a security deposit in the form of money order (checks will not be accepted) and to sign the lease within 48 hrs upon notification by Sonja Fowler & Associates, Inc. I understand that once security has been given it is nonrefundable if lease is not executed. Furthermore, a Carpet Fee will be charged in addition to Security Deposit in the amount of \$350.00.

Applicant Initial \_\_\_\_\_

I understand there is no smoking in the homes and I agree to these terms.

Applicant Initials \_\_\_\_\_

Pest Control and Extermination is the responsibility of the Tenant

Applicant Initial \_\_\_\_\_

Applicant may not be able to occupy the property until a written lease has been executed by all parties and all monies due have been paid.

Applicant Initials \_\_\_\_\_

The tenant will be responsible for trash service at the tenants expense.

Applicant Initial \_\_\_\_\_

The above information is correct to the best of my knowledge: I have no objection to inquires for the purpose of verification of the above statement. This may include credit check, police check, salary and employment verification, as well as public recorded search.

I/We understand the results of any reports or verifications will be discussed with the property owner.

I/We have read the Rental admission Guidelines, and understand their contents, as evidence by my/our signature(s) below

I/We understand that this acknowledgement is a required part of the rental application process.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



## VERIFICATION OF RENT

**To Be Filled Out By Landlord:**

Landlord or Management Company: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

\_\_\_\_\_

Length of Occupancy: \_\_\_\_\_

Rental Amount: \$ \_\_\_\_\_

Was the tenant ever late on payment of rent? Yes \_\_\_ No \_\_\_

If so how often \_\_\_\_\_

How is the condition of the property? Do the tenants keep up the property? Yes No

Explain \_\_\_\_\_

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**To Be Completed By Applicant:**

I \_\_\_\_\_ hereby Release any information concerning my residency with the above named Rental Complex.

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



## Verification Of Employment

**To Be Filled Out By Employer:**

Date \_\_\_\_\_, 20\_\_\_\_

Employee Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_  
\_\_\_\_\_

Start Date \_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

Weekly Wages \_\_\_\_\_ Monthly Wages \_\_\_\_\_ Yearly Wages \_\_\_\_\_

Employer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**To Be Completed By Applicant:**

I \_\_\_\_\_ hereby Release any information concerning my employment with the above named Company.

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

## **Additional Information Needed To Process Application**

- 1. Clear Copy of Photo ID for all Occupants Over the Age of 19**
- 2. Most Current Paycheck Stubs for all Applicants.**
- 3. Rental Reference With Contact Information: See Verification Of Rent**
- 4. Employment History with Contact Information: See Verification Of Employment**
- 5. \$55.00 App Fee for First Applicant Along with \$20.00 fee for each Additional Applicant. Money Order or Cash Only**
- 6. Some Properties Do Not Allow Pets.**

**Please Make Sure to Completely Fill out Application and Return all Information to:**

**Sonja Fowler & Associates, Inc  
1334 Leroy Stevens Rd.  
Mobile AL 36695**

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realestatelady5@aol.com**