



**RED ROCK**  
REALTY GROUP

**QUALIFICATION REQUIREMENTS FOR RESIDENCY**

It is the policy of Red Rock Realty Group, Inc., to thoroughly investigate all individuals applying for residency. Each individual applicant must meet requirements to be approved. Individual owners may have higher or lower qualification requirements. All applicants must provide two (2) forms of identification with one (1) form being government - issued picture identification. All applications signed outside the presence of a Red Rock Realty representative must be notarized by a certified Notary Public.

A cosigner may be requested at the company's discretion if the applicant is a full time student, recently independent individual, or has non-garnished wages. The cosigner must be in good standing with his or her credit, must demonstrate a stable employment history and must have available assets in the state of Alabama.

All applications are processed through a professional credit bureau service. Our ability to process your application in a timely manner is dependent upon the thoroughness and accuracy of your responses. We will then inform you of the acceptance or refusal of your application. **ALL QUESTIONS REGARDING YOUR CREDIT HISTORY SHOULD BE DIRECTED TO THE CREDIT BUREAU. Do not discuss your credit history with the office staff.**

**The application process will take a minimum of 48 hours and includes, but is not limited to, investigation of the following:**

1. **RESIDENCE HISTORY:** Verification of current and past residences include: length of residency, rental amount, payment history, the absence or presence of noise complaints, the condition of the property upon vacating, the cost of damages incurred, and history of proper notice given regarding intent to move. A stable rental history is required of all applicants. If you currently own your residence, your mortgage payment amount and payment history will be verified.
2. **EMPLOYMENT HISTORY:** Verification of current employment includes length of employment and gross salary. Your most recent employment and current employment should be of reasonable length of time and you should demonstrate stability in your employment history. Self-employed applicants must furnish their most recent tax return for review.
3. **CREDIT HISTORY AND CRIMINAL RECORD:** A full credit history and criminal record is prepared on each applicant and cosigner.
4. **BANKRUPTCY:** The application may not be accepted if the applicant has filed for bankruptcy or with debtors court within the last 2 years. Individuals who have previously filed for bankruptcy (more than two years ago) are subject to the same credit, employment and residential restrictions as all other applicants.

Once the application has been processed, the application fee is **nonrefundable**. Any potential problems should be discussed with office personnel when you submit your application. Complete and accurate information will facilitate rapid processing of your application. Any false or omitted information on the application will be considered immediate grounds for rejection of the application and forfeiture of the processing fee. We reserve the right to reject an application for any reason other than race, color, creed, gender, sexual orientation, familial status, religion or national origin.

I (we) understand that an investigation will be made of me (us), for purposes which will provide information including, but not limited to, credit standing, character, mode of living, criminal record and reputation. By signing this form, I (we) give my (our) permission for this investigation and hereby authorize and instruct all recipients of a copy of this form to release any and all information, without limitation, requested by Red Rock Realty Group Inc., both verbally and written. I (we) further hereby release and hold harmless Red Rock Realty Group Inc., its agents or employees, and those parties providing such information, from any and all liability, loss or claim as a result of releasing or obtaining such information. I (we) also understand that the acceptance or rejection of this application for rental with Red Rock Realty Group Inc. may or may not be based upon information gathered in this investigation and is at the sole discretion of Red Rock Realty Group, Inc.

Applicant: \_\_\_\_\_ SSN#: \_\_\_\_\_ Birth Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ SSN#: \_\_\_\_\_ Birth Date: \_\_\_\_\_

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



**RED ROCK**  
REALTY GROUP

**LEASE APPLICATION**  
**COMPLETE ALL INFORMATION**

1425 Richard Arrington, Jr. Blvd. S.  
Birmingham, AL 35205  
Phone: 205-324-3383  
Fax: 205-271-0160  
Redrock.com

Date \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Spouse \_\_\_\_\_

Present Address \_\_\_\_\_ Zip \_\_\_\_\_

Current Landlord \_\_\_\_\_ Rent \_\_\_\_\_ How long? \_\_\_\_\_

Landlord Address \_\_\_\_\_ Phone # \_\_\_\_\_

Reason for Moving \_\_\_\_\_

Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Spouse Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Date of Birth \_\_\_\_\_ Spouse Date of Birth \_\_\_\_\_

Phone # \_\_\_\_\_ Move In Date \_\_\_\_\_

Address of Apt. of House you are applying for \_\_\_\_\_

HAVE YOU INSPECTED THE UNIT APPLIED FOR? \_\_\_\_\_

If so, what repairs are needed? \_\_\_\_\_

Monthly Rent \_\_\_\_\_ Security Deposit \_\_\_\_\_

Residence for past 3 years \_\_\_\_\_

Referred By: \_\_\_\_\_

Applicants Employer \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Title or Position \_\_\_\_\_ Supervisor \_\_\_\_\_

How long employed there? \_\_\_\_\_ Salary \_\_\_\_\_

Other Income \_\_\_\_\_

Previous Employer \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Spouse's Employer \_\_\_\_\_

Address \_\_\_\_\_ Spouse's Work # \_\_\_\_\_

How long employed there? \_\_\_\_\_ Salary \_\_\_\_\_

**NAME AND RELATIONSHIP OF ALL OTHER PERSONS TO OCCUPY UNIT**

Name	Relationship	Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

**AUTOMOBILES**

Drivers License # \_\_\_\_\_ State \_\_\_\_\_ Expiration Date \_\_\_\_\_

Make & Model \_\_\_\_\_ Year \_\_\_\_\_ Tag # \_\_\_\_\_

Make & Model \_\_\_\_\_ Year \_\_\_\_\_ Tag # \_\_\_\_\_

In Case of Emergency, Notify: (name) \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Have you ever been involved in a bankruptcy, debtor's petition, garnishment, and unlawful detainer, suit for rent, other lawsuit or repossession? \_\_\_\_\_

If answer yes, please explain \_\_\_\_\_

Have you ever been convicted of a felony or sex crime? \_\_\_\_\_

I/WE UNDERSTAND THAT THERE IS A \$ \_\_\_\_\_ NON-REFUNDABLE PROCESSING FEE CHARGED FOR EACH CREDIT APPLICATION OBTAINED. I/WE CERTIFY THAT ONLY THOSE PERSONS DESCRIBED HEREIN SHALL OCCUPY THE PREMISES. I/WE CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND AUTHORIZE YOU TO OBTAIN NECESSARY CREDIT, CURRENT & PREVIOUS RENTAL INFORMATION, AND CHARACTER INFORMATION FOR CONSIDERATION OF THIS APPLICATION.

Applicant \_\_\_\_\_ Spouse or Co-Signer \_\_\_\_\_ Date \_\_\_\_\_