

# Rental Application

Email Application To: [support@liongroupplc.com](mailto:support@liongroupplc.com)

Text Photo of Application To: 205-530-5466

Desired Move in Date: \_\_\_\_\_

Date applicant will have 1<sup>st</sup> Month's Rent: \_\_\_\_\_

Address Interested in: \_\_\_\_\_

Date applicant will have Security Deposit: \_\_\_\_\_

Applicant's Name: _____	Co- Applicant's Name: _____
Driver's License #: _____ SSN #: _____	Driver's License #: _____ SSN #: _____
Primary #: _____ Work #: _____	Primary #: _____ Work #: _____
DOB: _____ US Citizen? _____ Legal Right to be in US? _____	DOB: _____ US Citizen? _____ Legal Right to be in US? _____
Email: _____	Email: _____
Current Employer: _____ Position: _____	Current Employer: _____ Position: _____
Employer Address: _____	Employer Address: _____
Supervisor: _____ Supervisor #: _____	Supervisor: _____ Supervisor #: _____
Gross Monthly Income: _____ Other Income: _____	Gross Monthly Income: _____ Other Income: _____
How long employed? _____	How long employed? _____
Have you ever filed and/or under bankruptcy, debtor's petition, garnishment, unlawful detainer, suit for rent, other lawsuit or repossession of living quarters? Have you ever been convicted of a crime? _____	Have you ever filed and/or under bankruptcy, debtor's petition, garnishment, unlawful detainer, suit for rent, other lawsuit or repossession of living quarters? Have you ever been convicted of a crime? _____
If yes, to any of these please explain: _____	If yes, to any of these please explain: _____

Please list other persons who will occupy unit (w/ names and ages): \_\_\_\_\_

## Rental History:

Present Address: \_\_\_\_\_ State: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Rent: \_\_\_\_\_ Length of Stay: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Landlord's #: \_\_\_\_\_

Previous Address: \_\_\_\_\_ State: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Rent: \_\_\_\_\_ Length of Stay: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Landlord's #: \_\_\_\_\_

**Person to Contact in Case of Emergency:** \_\_\_\_\_ Present Address: \_\_\_\_\_ State: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Primary #: \_\_\_\_\_ Work #: \_\_\_\_\_

## Vehicle Information:

Car: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Car: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Car: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Do you have pets? \_\_\_\_\_ (A non-refundable fee is required for each) If so how many? \_\_\_\_\_ Kind: \_\_\_\_\_

Weight: \_\_\_\_\_ Size: \_\_\_\_\_

Initials of Applicant: \_\_\_\_\_

Initials of Co-Applicant/Spouse: \_\_\_\_\_

# Qualifications – Requirements

Updated 4/15/18

**Please note:** The requirements listed below were created in hopes of qualifying as many individuals as possible, knowing that one's credit score shouldn't be the only determinant of one's credit worthiness. These requirements are used to find a candidate that can pay on time and can manage their income appropriately each month.

**Gross Income Requirements:** Most landlords require three (3) times rent in income. We however, require *five (5) times the rent*, usually a co-signer is needed to qualify. Applicants must provide one 1 month of paystubs for each applicant. Income verification information (i.e. what we can and cannot count as income) is listed below:

- Income must be verifiable and calculated on gross income\*\*
- If applicant wishes to use non-garnishable income he/she will need a co-signer\*\*
- If applicant is self employed we will need cosigner\*\*
- Must have worked longer than six (6) months at current job\*\*

**Waiver of Income Requirements:** We can waive gross income requirements, and require only three (3) times rent in gross income, in the following situations:

1. **Credit Score** - You provide full personal credit report dated within last 3 months showing credit score of at least 700 (with two revolving credit lines showing) and have no judgements or collections from last 10 years.
2. **Bank Balance** - You provide 12 months of bank statements showing an average balance of \$1,000 or more for each month.
3. **Tenant Ledger** – You provide 12 months of tenant statements with no late payments in a place where the rent is at least 80% of current rent of house being applied for.

**Creditworthiness:** Must provide (6) months of bank statements for each applicant and have the following:

- No overdrafts/NSF's for this time period\*\*
- Must have an average balance of more than \$100 for each of the six months\*\*
- This account must active and be a primary account that shows the income coming in from his/her job and shows a significant amount of transactions\*\*

**Waiver of Creditworthiness Requirements:** We can waive the creditworthiness requirements, if applicant/co-applicant without bank account can provide the following:

1. **Credit Score** - You provide full personal credit report dated within last 3 months showing credit score of at least 700 (with two revolving credit lines showing) and have no judgements or collections from last 10 years.

**Rental Verification:** Must show stability in housing preferences must have stayed at current place of residence for over six (6) months \*\*. Current landlord will be called.

**\*\* Co-signer Policy:** A family member can co-sign on the lease. This person will not be someone living at the house and must meet the income verification requirements listed above, have income in the amount of at least two (2) month's rent, and be able to pass the creditworthiness requirement section.

## Disqualifying Items:

- Must show up on time to showing and or scheduled appointments (5 min's late is considered late and is grounds for disqualification)
- Have a felony within the last seven (7) years
- Pitbulls as pets (due to liability of having one on premises)
- We do not accept section 8 at this time.
- Applicant that has been denied he/she cannot reapply again with us for two years