



COLONY PARK APARTMENTS
www.colony-park-apartments.com
 1 Country Lane
 Mobile, AL 36608
 251-343-2670 (Office Phone)



RESIDENT QUALIFYING CRITERIA

for
Colony Park Apartments
1 Country Lane
Mobile, AL 36608
(251) 343-2670

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

- A separate rental application must be fully completed, dated, and signed by each applicant and all co-applicants. Spouses can complete one rental application.
- The rental application will be reviewed when submitted to ensure we have all information needed to determine your eligibility. Each applicant must provide a government issued photo identification and allow it to be photocopied.
- Applicants who are first-time renters or who do not have sufficient income under paragraph 6 (below), may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 6 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer.
- If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than two adults per bedroom, in most circumstances. See our family occupancy policy, covering various sizes and configuration of units and children's ages during the lease term.
- Employment and monthly income must be verifiable. Total monthly income of all applicants must be 35 times the monthly rent. (Otherwise, a guarantor is necessary.)

Applicants(s) may be denied occupancy or renewal for the following reasons:

- Falsification of application information by any applicant
- Incomplete application by any applicant
- Insufficient income (total of all applicants)
- Any applicant with a felony conviction will be automatically denied.
- Criminal conviction history of violent, and/or sexual crime committed by an applicant, or by other occupant(s) (including children) who plan to live in unit.
- Poor credit history of any applicant (credit reports are obtained and a minimum score of 600 is required; previous bankruptcy requires an additional security deposit equal to one month's rent).
- Poor rental history/profile of any applicant. Rental history includes, but is not limited to:
 - Non-payment or frequent late payment of rent (3 or more late payments in any 12-month period within the last 3 years)
 - Eviction
 - Drug Use
 - Poor housekeeping
 - Poor supervision of applicant's children
 - Unruly or destructive behavior by applicant, applicant's children, or applicant's guest
 - Violence to person(s) or property by applicant, applicant's children, or applicant's guest.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or family status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA

 Applicant Date Applicant Date

 Applicant Date

 Applicant Date Owner's Representative Date

A & A Screening Solutions, LLC Notification / Release of Information

The purpose of this form is to notify you that a Consumer Report, defined as ANY report used to determine an individual's eligibility, as outlined in the Fair Credit Reporting Act (FCRA), which includes tenant screening, will be conducted on you in the course of determining your eligibility

I _____, hereby authorize A & A Screening Solutions, L.L.C. or any agent of A & A Screening Solutions, L.L.C., acting on behalf of Colony Park Apartments, bearing this release or copy thereof, (1) to obtain a consumer report for credit purposes. (2) to contact any and all law enforcement agencies, city, county, state and federal courts to release information about my background including, but not limited to, information about my criminal record and general public records history to the person or company with which this form has been filed. This releases the previously mentioned parties and all persons and organizations providing information from all claims and liabilities of any nature in connection with this research. I hereby further authorize that a photocopy of this authorization may be considered as valid as the original. This release shall remain in effect for the length of my tenant relationship. I understand I have the right to obtain a copy of this consumer report if; (1) Any adverse action/decision is made based on the information in the consumer report, & (2) If the request is made in writing within 60 days of the adverse action. I believe to the best of my knowledge that all information I have provided is accurate, true and correct and that I fully understand the terms of this release.

²⁵¹
Fax To: 432-6103

Name (Last) _____ (First) _____ (Middle) _____

List Any other name used in the last 7 years _____

Date of birth ____/____/____ Social Security Number ____-____-____

Drivers License # _____ State _____

Signature _____ Today's Date ____/____/____

Current Address _____ City _____

Parish/ County _____ State _____ Zip _____ Dates at this location ____/____ to ____/____

Previous Address _____ City _____

Parish/ County _____ State _____ Zip _____ Dates at this location ____/____ to ____/____

Parish/ County _____ State _____ Zip _____ Dates at this location ____/____ to ____/____

Parish/ County _____ State _____ Zip _____ Dates at this location ____/____ to ____/____

Request for a criminal history check on the above described prospective

Criminal check requested by: _____

Voice # _____ Return Fax # _____

Disclaimer:

While the information contained in the reports provided has been obtained from public record data sources deemed reliable, its accuracy cannot be guaranteed due to potential human error in the actual recording of the record. Since this information is not owned by A & A Screening Solutions, LLC, and since public records data on any one individual, group of individuals, company or companies can be contained in more than one repository, A & A Screening Solutions, LLC can only rely on its accuracy from the public record data sources presently available at the time of the search. This information is furnished for your exclusive use and accepted by you without any liability on the part of A & A Screening Solutions, LLC, its sources, officers, agents or employees. Furthermore, you agree to indemnify A & A Screening Solutions, LLC, its sources, officers, agents or employees of any liability for the use of this information and shall agree that the right to obtain and the purpose for this information, for your exclusive use, is fully within the appropriate law or laws which apply to the permissible purpose of retrieving background information on an individuals criminal records history.

A & A Screening Solutions, LLC
Post Office Box 608
Mobile, Alabama 36601
Telephone (251) 432-6100 Facsimile (251) 432-6103
Email info@aaverify.com

COLONY PARK RENTAL APPLICATION

COMMUNITY: _____

TODAY'S TIME _____ AM / PM

APPLICANT'S NAME _____

TODAY'S DATE ____ / ____ / ____

TELEPHONE _____ EMAIL _____

BIRTH DATE ____ / ____ / ____

MARITAL STATUS: SINGLE MARRIED DIVORCED SEPARATED

SOC. SEC. NO. _____

SPOUSE/CO-APPLICANT NAME _____

BIRTH DATE ____ / ____ / ____

NUMBER OF PERSONS TO RESIDE IN APARTMENT _____

SOC. SEC. NO. _____

Name	Relationship	Birth Date	Age	Name	Relationship	Birth Date	Age
1)				4)			
2)				5)			
3)				6)			

RENTAL HISTORY

Present Address _____ Phone _____ From _____
Street Address City State Zip Month/Year
 Mthly Rent Amt. \$ _____ To _____
Month/Year

Present Landlord _____ Phone _____
Street Address

Previous Address _____ Phone _____ From _____
Street Address City State Zip Month/Year
 Mthly Rent Amt. \$ _____ To _____
Month/Year

Previous Landlord _____ Phone _____
Street Address

Previous Address _____ Phone _____ From _____
Street Address City State Zip Month/Year
 Mthly Rent Amt. \$ _____ To _____
Month/Year

Previous Landlord _____ Phone _____
Street Address

Have you ever been evicted from any leased premises? YES NO

(if YES, explain) _____

Reason for leaving present address: _____

Have you ever been convicted of a felony? YES NO

(if YES, explain) _____

EMPLOYMENT REFERENCES (Present Employment)

APPLICANT
 Company _____ Tel. No. _____
 Address _____ Monthly Income \$ _____
 City _____ State _____ Zip _____ Start Date of Employment ____ / ____ / ____
 Position _____ Supervisor _____

SPOUSE/CO-APPLICANT (Present Employment)

Company _____ Tel. No. _____
 Address _____ Monthly Income \$ _____
 City _____ State _____ Zip _____ Start Date of Employment ____ / ____ / ____
 Position _____ Supervisor _____

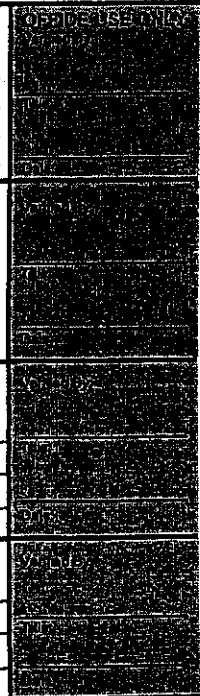
CREDIT REFERENCES

(List banks/institutions where you have savings accounts, checking accounts and/or outstanding loans.)

Name of Institution	Address (Include City/State/Zip)	Type	Account No.

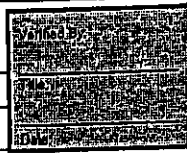
List Charge Accounts

Name	Address (Include City/State/Zip)	Account No.



PERSONAL REFERENCES

Name	Address (Include City/State/Zip)	Telephone	Occupation



VEHICLE INFORMATION

Make	Year	License Tag No.	State	Registered To	Color

Applicant's Driver's License State: _____
 Number: _____
 Spouse/Co-Applicant's Driver's License State: _____
 Number: _____

MISCELLANEOUS

- A) Person to notified in event of emergency (local contact please)
 Name _____ Address _____
 Telephone (H) _____ Telephone (W) _____
 Occupation _____ Relationship _____
- B) Are you subject to transfer? YES NO Reason _____
- C) Do you have a pet? YES NO If YES, what type? _____ Height/Weight when fully grown _____
- D) Do you have a motorcycle? YES NO E) Do you have a water bed? YES NO
- F) Do you have friends/relatives living in the complex? Name/Apt# _____
 Name/Apt# _____

I learned of these apartments from: _____

APPLICATION FEE / SECURITY DEPOSIT

A non-refundable fee of \$ _____ is required for processing this application. Receipt of \$ _____ from applicant is acknowledged as a deposit. Acceptance of application and any monies deposited herewith are not binding upon Landlord until application has been approved by Landlord. Applicant may withdraw this application within 48 (forty-eight) hours and all monies given herewith shall be returned except the non-refundable processing fee. If Applicant fails to execute a rental agreement or refuses to occupy premises on agreed upon date, all monies given herewith shall be retained by Landlord as liquidated damages. If application is not approved, all monies given herewith, less the non-refundable processing fee shall be returned to Applicant.

SIGNATURE CLAUSE

I/We understand that VELOCITY MANAGEMENT as Managing Agent/Owner is relying on the information I/we have provided to determine eligibility. I/We certify that all information and answers to the above questions are true and complete to the best of my/our knowledge. I/We consent to release the necessary information to determine eligibility. I/We understand that providing false information or making false statements shall be grounds for denial of my/our application. I/We also understand that such action may result in criminal action/penalties.

Understanding the Scoring of your Consumer Credit Report. VELOCITY MANAGEMENT as Managing Agent/Owner uses a statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based on your credit score, your application will either be accepted or rejected.

Authorization/Consent to conduct and obtain information regarding my credit history and screening for criminal activities. I/We hereby consent to allow VELOCITY MANAGEMENT as Managing Agent/Owner through its designated agent and its employees, to obtain and verify the credit information and conduct the required criminal background search for the purpose of determining whether or not to lease me/us an apartment. I/We further authorize consent to have VELOCITY MANAGEMENT verify the information contained in this application for purposes of determining my eligibility for occupancy. I/We will provide all necessary information including source names, addresses, phone numbers, and account numbers where applicable and any other information required for expediting this process. I/We understand that my occupancy is contingent on meeting management's tenant selection criteria. I/We further understand that VELOCITY MANAGEMENT will provide, in writing, notification of the denial of admission.

X Applicant's Signature _____ Date _____
 Spouse/Co-applicant's Signature _____ Date _____

FOR OFFICE USE ONLY

RENT	DEPOSIT	APPL. FEE	SECURITY	ADMIN.	TOTAL

PLEASE NOTE: ANY ADDITIONAL INFORMATION ON ADDITIONAL SHEET OF PAPER AND REACHED TO:

APPROVED DISAPPROVED Date: _____ Time: _____
 By: _____ Title: _____

Colony Park Apartments

*1 Country Lane
Mobile, AL 36608
(251) 343-2670*

Employment Verification Request

To Whom It May Concern:

The person whom has signed this form below has applied to rent an apartment from Colony Park Apartments. It would help us greatly if you would take the time to furnish the information requested. We would like to thank you in advance for your assistance. (Please fax to (251) 343-5452.)

I agree and authorize all parties that Colony Park Apartments may contact to provide written and/or verbal employment information including confirmation of my salary, which is necessary to review my application to rent from Colony Park Apartments.

X Signature _____ Date _____

APPLICANT - DO NOT WRITE BELOW THIS LINE, YOUR EMPLOYER WILL COMPLETE THIS FORM.

Name of Employee: _____
Social Security Number: _____
Name of Employer: _____
Employer's Telephone Number: _____
Hire Date: _____
\$ _____ Per Hour, _____ Hours Worked Weekly OR _____ Per
Week / Month
Bonus or commissions \$ _____ Per _____
Supervisor: _____
Comments: _____

Employer:

Signature: _____ Date: _____

Colony Park Apartments

Agent's Name Requesting Information: _____
Signature: _____ Date: _____

Colony Park Apartments
1 Country Lane
Mobile, AL 36608
(251) 343-2670

RENTAL REFERENCE REQUEST

To Whom It May Concern:

The person whom has signed this form below has applied to rent an apartment from Colony Park Apartments. It would help us greatly if you would take the time to furnish the information requested. We would like to thank you in advance for your assistance. (Please fax to (251) 343-5452.)

I agree and authorize all parties that Colony Park Apartments may contact to provide written and/or verbal rental history information necessary to review my application to rent from Colony Park Apts.

X Signature _____ Date _____

APPLICANT - DO NOT WRITE BELOW THIS LINE -
YOUR RENTAL REFERENCE WILL COMPLETE THIS FORM

Name: _____

Rental Dates:

From _____ To _____

Rental Amount Monthly: \$ _____

Number of Late Payments: _____

Number of NSF's: _____

Number of filed eviction(s) on Resident: _____

Any complaints from other residents: _____

If yes, explain:

Has resident given notice: _____

Will / Did the resident receive full refund of security deposit: _____

Would you rent to this person again? if no, why not?: _____

Further comments:

Agent's name giving reference: _____

Colony Park Apartments

Agent's name requesting information: _____

Signature: _____ Date: _____