

# CENTURY 21®

Meyer Real Estate

Long-Term Rentals

Physical Address

1585 Gulf Shores Pkwy  
Gulf Shores, AL 36542

Mailing Address

P.O. Box 4471  
Gulf Shores, AL 36547

Phone

(251)-968-2966

Fax

(251)-968-2929

Email

dl-longtermrentals@meyerre.com

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**\*Please read before filling out rental application\***

**Make sure the following three (3) items accompany your rental application, or application will not be processed:**

1. **Application fee** – There is a non-refundable application fee of **\$35.00 per occupant 19 years and older**. Any person living in the property must be on the application. Each applicant must qualify individually; a credit report will be processed on each. Applicant must complete an application for tenancy and pay a non-refundable fee to defray the cost required for credit check, criminal background check and necessary application process obtained through a credit reporting agency. Falsification of application and incomplete application will result in denial. Application fee can be paid in the form of personal check, cashier's check, money order, or credit/debit card (by phone.) **NO CASH PAYMENTS ACCEPTED!**
2. **Picture I.D.**, i.e. DMV, Green Card, Visa, or Passport may be accepted. Must be legible and unexpired. Please, no Military IDs per the law.
3. **Proof of Income** – Most recent paystub, social security/disability/retirement documentation, statement or official letter of intent from future employer, or the latest LES. For self-employed/1099'd applicants only, prior two year's tax returns are required and a statement of current year's income.

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### Long-Term Rentals

Century 21 Meyer Long-Term Rentals utilizes the following criteria and procedures to determine the qualifications for applicants seeking to rent properties managed by Century 21 Meyer Long-term Rentals.

#### Review

Information provided by the applicant on the application is verified and used as a basis for the following review and may be given out to Landlord or third party upon request:

1. **Income:** A formula is used to determine whether the applicant has sufficient monthly income to pay the rent for the property in question, and must not exceed 40% debt-to-income ratio in order to receive an acceptable rating for this category:

$$(Monthly\ Debt\ Payments + Proposed\ Rent) / Monthly\ Gross\ Income \leq 40\%$$

2. **Credit History & Background Check:** Must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 7 years. The entire report is reviewed with the following information given specific attention:
  - Credit Score
  - Judgments or Liens
  - Bankruptcies
  - Late payments
3. **Criminal Record:** Must not contain convictions of misdemeanors for crimes involving violence, assault or battery, drugs, or firearms. Criminal Records must also not contain a felony conviction within the past seven years; sex offenders subject to registry requirements will not be permitted. In the event a record comes back "adjudication withheld," "nolle prose," or "adjudication deferred," further documentation may be required and applicant may be denied on this basis. Any pending felony or misdemeanor charge may result in the denial of the application.
4. **Rental History:** Must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, no bedbugs, no damage to unit or failure to leave the property clean, and without damage at time of lease termination.
5. **Employment History:** May contact the applicant's current employer to verify length of employment and occupation, and salary.
6. **Pets:** All PETS must be approved by the Property Owner and Century 21 Meyer Real Estate. No pets of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord, and/or an additional pet deposit. Fees and deposits are waived for medically necessary animals. If a pet is allowed, the pet fee is **NON-REFUNDABLE**, and is not a damage deposit. This fee allows you the right to have an APPROVED pet on the premises. Tenant is responsible for all damages caused by pet.
7. **Occupancy:** Must be in compliance with HUD standards/guidelines for the applied unit.
8. **Holding Deposit:** Must be collected at the time the applicant is notified that the application is approved to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied the required security deposit.
9. **Security Deposit:** Applicant will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require additional prepaid rent.
10. **Criteria Exceptions:** Must be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, co-signers and/or additional advance rent payments may be required.

# CENTURY 21

SHOWING AGENT:

SHOWING AGENT'S COMPANY NAME:

PHONE:

EMAIL ADDRESS:

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## Rental Application

If applicant is accepted as a resident, this application will become a part of the Lease Agreement. Each applicant must fill out their own application.

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

Residential:

Commercial:

COMPLETE RENTAL ADDRESS: \_\_\_\_\_

DATE YOU WISH TO MOVE IN: \_\_\_/\_\_\_/\_\_\_ RENTAL AMOUNT: \_\_\_\_\_

Length of Lease Requested: \_\_\_\_\_

### APPLICANT

Full Name: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

SSN: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Driver's License #: \_\_\_\_\_

State: \_\_\_\_\_

### Additional Occupants (Name)

### Age

Additional Occupants (Name)	Age
_____	_____
_____	_____
_____	_____
_____	_____

### RENTAL HISTORY

(If at current address less than two years, please supply information on previous rental or mortgage)

Current Full Address: \_\_\_\_\_

Rent:  Own:

Rental/Mortgage Paid Monthly: \$ \_\_\_\_\_

From/To: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

Landlord Phone: \_\_\_\_\_

Landlord Fax: \_\_\_\_\_

If you own, is your house leased: YES  NO

\$ \_\_\_\_\_ Per Month

If you own, is your house for sale: YES  NO

Previous Full Address: \_\_\_\_\_

Rent:  Own:

Rental/Mortgage Paid Monthly: \$ \_\_\_\_\_

From/To: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

Landlord Phone: \_\_\_\_\_

Landlord Fax: \_\_\_\_\_

Previous Full Address: \_\_\_\_\_

Rent:  Own:

Rental/Mortgage Paid Monthly: \$ \_\_\_\_\_

From/To: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

Landlord Phone: \_\_\_\_\_

Landlord Fax: \_\_\_\_\_

### AUTOMOBILES

(List all that will be at the property)

Make	Year	Tag #
_____	_____	_____
_____	_____	_____
_____	_____	_____

### PETS

Type	Breed	Weight	Age
_____	_____	_____	_____
_____	_____	_____	_____

# CENTURY 21

## Meyer Real Estate

### Long-Term Rentals

#### EMPLOYMENT HISTORY

(If at current employer less than one year, please supply information on previous employer)

Current Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_  
Monthly Gross Income: \$ \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_  
Monthly Gross Income: \$ \_\_\_\_\_

#### OTHER MONTHLY INCOME

(Must provide official proof)

Additional Income? YES  NO  Amount \$ \_\_\_\_\_ Source \_\_\_\_\_  
Child Support  Alimony  Retirement  Other   
Description: \_\_\_\_\_

#### FINANCIAL INFORMATION

	Amount	Lender
Current Rent/Mortgage Payment:	\$ _____	_____
Auto Loan:	\$ _____	_____
Auto Loan:	\$ _____	_____
Credit Card:	\$ _____	_____
Credit Card:	\$ _____	_____
Credit Card:	\$ _____	_____
Health Insurance:	\$ _____	_____
Installment Loan:	\$ _____	_____
Other monthly liabilities:	\$ _____	_____
<b>Total Monthly obligations:</b>	<b>\$ _____</b>	

Have you left a previous rental address without giving notice or had your lease terminated by a landlord?  
YES  NO  If yes, please explain: \_\_\_\_\_

Have you ever left owing a balance to a landlord?  
YES  NO  If yes, please explain: \_\_\_\_\_

Have you ever had an unlawful detainer ("eviction") action filed against you?  
YES  NO  If yes, please explain: \_\_\_\_\_

Have you, or any member of your household, ever been charged with a crime (other than a traffic violation)?  
YES  NO  If yes, please explain: \_\_\_\_\_

Are you currently in bankruptcy, or have you filed for bankruptcy in the last seven years?  
YES  NO  If yes, please explain: \_\_\_\_\_  
If yes, discharge date of bankruptcy: \_\_\_\_\_

Have you, or any member of your household, ever been adjudicated a sex offender?  
YES  NO  If yes, please explain: \_\_\_\_\_

Have you, or any member of your household, ever lived in a property which had bedbugs?  
YES  NO  If yes, please explain: \_\_\_\_\_

Are you, or any member of your household, subject to tax liens, garnishments, withholding orders, or any other type of court-ordered collection activity?  
YES  NO  If yes, please explain: \_\_\_\_\_

#### IN CASE OF EMERGENCY, WHO MAY WE NOTIFY?

(Nearest friend or relative not living with you)

\_\_\_\_\_  
Name Phone Number Relationship

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All Meyer Real Estate long-term rental properties are smoke free and e-cigarette free on the interior. Any smoking must be done on the exterior with the doors closed to prevent the smoke odors from traveling into the property.

I affirm that the above information is complete and accurate to the best of my knowledge. I understand that giving false information is a serious criminal offense and that a misrepresentation of the rental application can result in an “eviction.”

I understand that if this application is approved, a holding deposit in an amount equal to one month’s rent will be due within twenty-four (24) hours of notification of approval. Notice of application approval may be given by telephone or email. If the holding deposit is not paid within the required twenty-four (24) hours, the application will be placed in a “hold” status and Meyer Real Estate reserves the right to place other applications ahead of the approved application.

I understand that if this application is approved, and I fail or refuse, for any reason, to occupy the specified premises, the Owner shall retain the said holding deposit for exclusively reserving the premises for me and the property will be placed back on the rental market. I understand that if I fail to execute a lease agreement by the agreed upon “move-in” date will be deemed a refusal of occupancy and the holding deposit will be retained.

I understand that upon the execution of the lease, the holding deposit will be transferred to the tenant’s account as the security deposit, and thereafter shall be held as the security deposit under applicable law to secure all tenant obligations under the terms of the lease agreement.

I hereby give Meyer Real Estate and its authorized agents permission to use all of the above information to approve or disapprove this application, including the right to make independent investigations of past employment history, credit references, and public records. I give permission for any of my previous landlords to release information for tenant screening purposes and application information to be shared with the appropriate parties including home owner’s and condominium associations if necessary for approval.

Any applicant who has not physically seen the property, and who has been approved and executed a signed lease agreement, hereby accepts the property “as is” and “sight unseen” and agrees to all terms and conditions of the lease agreement.

We will use its best efforts to deliver the premises on or before the agreed upon “move-in” date; however, should the previous occupant fail to give up possession of the premises when promised, or if there be an unforeseen need for substantial redecorating or refurbishment, or for any other reason beyond our control, then we may elect to either:

1. Refund the holding fee to the applicant(s) without incurring any other liability whatsoever; or
2. Postpone the agreed upon “move-in” date to a mutually-agreed date

**I hereby certify that the information provided in the application above is true and correct to the best of my knowledge. I understand that the Alabama Uniform Residential Landlord/Tenant Act allows for the filing of an unlawful detainer for material misrepresentation of fact on a rental application.**

\_\_\_\_\_  
**APPLICANT SIGNATURE**

\_\_\_\_\_  
**DATE**

I would like to pay my application fee with a credit/debit card. Please give me a call to make payment by phone.