



RESIDENTIAL RENTAL HOUSE APPLICATION

ADULT # 1 – Personal Information

First Name _____ Middle Name/Initial _____ Last Name _____

Suffix [] Jr [] Sr [] Other (Please Specify) _____

Marital Status [] Married [] Single [] Other (Please Specify) _____

Social Security # _____ Drivers License # _____ State _____ Birthdate ____/____/____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Home Phone # _____ Work Phone # _____

Email Address _____

ADULT # 1 – Employment & Income (Mark ALL that apply)

- Employed → Full-Time Part-Time Other (Please Explain) _____
- Unemployed Student _____
- Disability Retired _____
- Stay-at-Home Caregiver

Name of Employer _____ Your Title _____ Supervisor's Name _____ Employers Phone # _____

How long at your current job? Years _____ Months _____

YOUR "Monthly" Income ****(DO NOT put household income)**** \$ _____

ADULT # 1 – Reference (A Non-Relative that you do not live with)

First Name _____ Middle Name/Initial _____ Last Name _____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Email Address _____

Paul@PowerLand.Biz Melissa@PowerLand.Biz

**3558 Oak Tree Drive Suite D Semmes, Alabama 36575
520 N Greeno Road Fairhope, Alabama 36532**

**251-342-0600
251-928-1510**





RESIDENTIAL RENTAL HOUSE APPLICATION

ADULT # 2 – Personal Information

First Name _____ Middle Name/Initial _____ Last Name _____

Suffix [] Jr [] Sr [] Other (Please Specify) _____

Marital Status [] Married [] Single [] Other (Please Specify) _____

Social Security # _____ Drivers License # _____ State _____ Birthdate ____/____/____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Home Phone # _____ Work Phone # _____

Email Address _____

ADULT # 2 – Employment & Income (Mark ALL that apply)

- Employed → Full-Time Part-Time Other (Please Explain) _____
- Unemployed Student _____
- Disability Retired _____
- Stay-at-Home Caregiver

Name of Employer _____ Your Title _____ Supervisor's Name _____ Employers Phone # _____

How long at your current job? Years _____ Months _____

YOUR "Monthly" Income ****(DO NOT put household income)**** \$ _____

ADULT # 2 – Reference (A Non-Relative that you do not live with)

First Name _____ Middle Name/Initial _____ Last Name _____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Email Address _____

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RESIDENTIAL RENTAL HOUSE APPLICATION

ADULT # 3 – Personal Information

First Name _____ Middle Name/Initial _____ Last Name _____

Suffix [] Jr [] Sr [] Other (Please Specify) _____

Marital Status [] Married [] Single [] Other (Please Specify) _____

Social Security # _____ Drivers License # _____ State _____ Birthdate ____/____/____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Home Phone # _____ Work Phone # _____

Email Address _____

ADULT # 3 – Employment & Income (Mark ALL that apply)

- Employed → Full-Time Part-Time Other (Please Explain) _____
- Unemployed Student _____
- Disability Retired _____
- Stay-at-Home Caregiver

Name of Employer _____ Your Title _____ Supervisor's Name _____ Employers Phone # _____

How long at your current job? Years _____ Months _____

YOUR "Monthly" Income ****(DO NOT put household income)**** \$ _____

ADULT # 3 – Reference (A Non-Relative that you do not live with)

First Name _____ Middle Name/Initial _____ Last Name _____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Email Address _____

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RESIDENTIAL RENTAL HOUSE APPLICATION

ADULT # 4 – Personal Information

First Name _____ Middle Name/Initial _____ Last Name _____

Suffix [] Jr [] Sr [] Other (Please Specify) _____

Marital Status [] Married [] Single [] Other (Please Specify) _____

Social Security # _____ Drivers License # _____ State _____ Birthdate ____/____/____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Home Phone # _____ Work Phone # _____

Email Address _____

ADULT # 4 – Employment & Income (Mark ALL that apply)

- Employed → Full-Time Part-Time Other (Please Explain) _____
- Unemployed Student _____
- Disability Retired _____
- Stay-at-Home Caregiver

Name of Employer _____ Your Title _____ Supervisor's Name _____ Employers Phone # _____

How long at your current job? Years _____ Months _____

YOUR "Monthly" Income ****(DO NOT put household income)**** \$ _____

ADULT # 4 – Reference (A Non-Relative that you do not live with)

First Name _____ Middle Name/Initial _____ Last Name _____

Street Address _____ City _____ State _____ Zip _____

Cell Phone # _____ Email Address _____

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ADDITIONAL MINOR AGE OCCUPANTS

Occupants Under 19 Years Old that will be living with you *(Required whether Part-Time or Full-Time)*

CHILD # 1	Age _____	Name _____	Drives? [] Yes [] No
CHILD # 2	Age _____	Name _____	Drives? [] Yes [] No
CHILD # 3	Age _____	Name _____	Drives? [] Yes [] No
CHILD # 4	Age _____	Name _____	Drives? [] Yes [] No
CHILD # 5	Age _____	Name _____	Drives? [] Yes [] No
CHILD # 6	Age _____	Name _____	Drives? [] Yes [] No

PETS / ANIMALS

Whether I/we currently have pets, or will have pets in the future – I/we am/are aware that there is a Leash Law and agree to abide by all City, County, State, Government Laws and Regulations pertaining to owning a pet, including but not limited to, proper vaccinations, containment, shelter, etc.; as well as any Rules and Regulations dictated by an HOA that may be active in my/our neighborhood; so my/our pets do not become a nuisance or danger to others.

Yes → I/We Understand and Agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

I/We understand that if I/we acquire any pets in the future; whether caged, indoor or outdoor; I/we MUST contact the Landlord for approval PRIOR to acquiring said pet; in addition, a Non-Refundable Pet Fee may be required at time of approval.

Yes → I/We Understand and Agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

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Number of Pets/Animals that will be living at the property _____
(Regardless if pet/animal is caged, indoor or outdoor – Total Number Must Be Listed)

**** Our House Insurance does not allow specific breeds – Please be Specific with your answers ****

PET # 1 Is this a Service Animal or ESA Yes No
 Can you supply the proper documentation from the necessary medical professionals?
 Pet will be kept Indoors Outdoors *(Keeping your pet Outdoors will NOT waive your Pet Fee)*
 Dog - Breed _____ Weight _____ Lbs Age _____ Yrs
 Cat - Breed _____ Weight _____ Lbs Age _____ Yrs
 Small Caged Animal – What is it? _____
 Other – What is it? _____

PET # 2 Is this a Service Animal or ESA Yes No
 Can you supply the proper documentation from the necessary medical professionals?
 Pet will be kept Indoors Outdoors *(Keeping your pet Outdoors will NOT waive your Pet Fee)*
 Dog - Breed _____ Weight _____ Lbs Age _____ Yrs
 Cat - Breed _____ Weight _____ Lbs Age _____ Yrs
 Small Caged Animal – What is it? _____
 Other – What is it? _____

PET # 3 Is this a Service Animal or ESA Yes No
 Can you supply the proper documentation from the necessary medical professionals?
 Pet will be kept Indoors Outdoors *(Keeping your pet Outdoors will NOT waive your Pet Fee)*
 Dog - Breed _____ Weight _____ Lbs Age _____ Yrs
 Cat - Breed _____ Weight _____ Lbs Age _____ Yrs
 Small Caged Animal – What is it? _____
 Other – What is it? _____

PET # 4 Is this a Service Animal or ESA Yes No
 Can you supply the proper documentation from the necessary medical professionals?
 Pet will be kept Indoors Outdoors *(Keeping your pet Outdoors will NOT waive your Pet Fee)*
 Dog - Breed _____ Weight _____ Lbs Age _____ Yrs
 Cat - Breed _____ Weight _____ Lbs Age _____ Yrs
 Small Caged Animal – What is it? _____
 Other – What is it? _____

**** Please read our Service Animal / ESA Animal Requirements – if such document is not attached, please ask for it**

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VEHICLES

How many drivers do you have in your household? _____

Please list the number of each type of vehicle that you will have on the property.

- _____ Cars
- _____ Trucks
- _____ Motorcycles
- _____ Utility / Cargo or other type of Trailers
- _____ Campers / RV's

** Campers / RV's are NOT to be lived in while on the property. They may ONLY be on the property as a store vehicle, NOT for additional living quarters. You MAY NOT empty disposal tanks onto the property.

- _____ Boats / Jet Skis / 4-Wheelers / Side-by-sides / Other recreational vehicles

** Please specify which type of Recreational Vehicle and the Quantity of each

Other than regular vehicle (Cars, Trucks, Motorcycles, Etc) will you have any sort of large or commercial vehicle(s) on the property – Regardless if you are the owner, or if it is a work vehicle owned by your employer.

** Please be aware that you may not park on the side of the road, or on another property – it must only be parked on your property **

You must be sure that your vehicle is not damaging the road(s), culvert(s), etc – you may be held responsible for the cost of repairs.

Examples of large or commercial vehicles include but are not limited to – RV, Big-Rig, 18-Wheeler, Delivery/Box Truck, School Bus, City or County Vehicle, Squad Car, Etc

- No – I will not have any sort of large or commercial vehicle on the property
- Yes – I will have a large or commercial vehicle on the property, but agree to abide by parking rules

List the large or commercial vehicles _____



RESIDENTIAL RENTAL HOUSE APPLICATION

CURRENT LIVING SITUATION

How long have you been at your CURRENT address? _____ Years _____ Months

- Own a Home
- Live with Family
- Rent Name of Landlord _____ Phone # _____
- Other (Please Specify) _____

How long were you at your PRIOR address? _____ Years _____ Months

- Own a Home
- Live with Family
- Rent Name of Landlord _____ Phone # _____
- Other (Please Specify) _____

How much do you currently pay per month for your residence? \$ _____

**** SMOKE FREE:** Landlord deems all rental properties as “Smoke-Free” living environments. This means that no Occupants/Tenants, their family, friends, or visitors may smoke inside the home, inside the garage, on the porch or under the porch overhangs. This includes but is not limited to any form of Fire Lit Smoking Device, E-Device, or Vape. If Occupants/Tenants, their family, friends, or visitors choose to smoke in their vehicles or yard, they will do so in a safe and cleanly manner. All smoking paraphernalia will be completely extinguished and properly disposed of; and will not be left on porches or in yards. Violation of this “Smoke-Free” designation will result in forfeiture of security deposit as well as possible additional charges for damages and/or repairs, such as but not limited to repainting entire interior of home, carpet cleaning or replacing, etc.

Applicant(s) understand and agree to abide by the SMOKE FREE stipulation

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

BANKING / FINANCIAL INFORMATION

Name of your Bank _____ City _____ State _____

What types of bank accounts do you have? (Check all that apply)

- Checking
- Savings
- Other (Please Specify) _____

Are you willing to sign up for your Rent Payment to be drafted from your account each month?

- Certainly – No Problem
- Possibly – I’ll Consider It
- Hard Pass – No

**** Please be aware that we do not accept Cash – Rent payment(s) MUST be drafted, or paid with a money order, cashiers check, personal check, business check, credit card, debit card (there is a 3% card fee)**

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LEGAL INFORMATION

Are you, your spouse, significant other or a member of your household currently in Bankruptcy, or have you filed in the last 7 Years?

No Yes *(Full name of person who filed – and Why?)*

Have you been Released from Bankruptcy?

No Yes *(Date of Release) ____/____/____*

Which did you file?

Chapter 7 Chapter 13

Have you, your spouse, significant other or a member of your family or household ever been evicted or asked to leave a residence or rental property?

No Yes *(Please Explain)*

Have you, your spouse, significant other or a member of your family or household ever willfully refused to make a mortgage payment or rent payment when it was due, or have vacated with a balance due?

No Yes *(Please Explain)*

Have you, your spouse, significant other or a member of your family or household ever been adjudicated a sex offender?

No Yes *(Full name of person – Please Explain)*

Have you, your spouse, significant other or a member of your family or household ever been charged with a crime (other than a traffic violation)?

No Yes *(Full name of person - Please Explain)*



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Are you currently, your spouse, significant other or a member of your family or household subject to tax liens, garnishments, withholding orders, or any other type of court-ordered collection activity?

No Yes (Full name of person - Please Explain)

Have you, your spouse, significant other or a member of your family or household ever lived in a home with bedbugs?

No Yes (Full name of person - Please Explain)

CLAUSE A: I/We, the undersigned, understand that Power Real Estate is the Leasing Agent and representative for the Landlord and that the Leasing Agent’s fees will be paid by the Landlord. The undersigned acknowledge(s) that this written notice was received prior to the undersigned receiving a lease agreement.

I/We have read Clause A – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

CLAUSE B: I/We, the undersigned, declare the foregoing information is complete and accurate to the best of my/our knowledge. I/We hereby authorize you or your representing agents, to use all of the above information to approve or disapprove my/our application, including the right to make independent investigations of current or past employment history, credit references, and public records and to run my/our credit. I/We, the undersigned understand that giving false information is a serious criminal offense and that a misrepresentation on this document can result in legal action against me/us and/or “eviction” at any time

I/We have read Clause B – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

CLAUSE C: I/We, the undersigned, understand that failure to Rent the home after the application has been approved will result in the security deposit being retained as liquidated damages. All security deposits placed on the rental house after the application is approved are Non-Refundable as well.

I/We have read Clause C – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

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CLAUSE D: I/We, the undersigned, understand that ---- if this home is on City Sewage, the following information will not apply to me/us ---- but if the home is on a Septic System, the following information does apply to me/us. ---- This is a Single Family Residence, which means the Board of Health has approved the septic system for the specific number of bedrooms in the home. Having more than 5 people living in the home (regardless of short-term or long-term) can overload the system and cause damages. I/We understand that I/we will be responsible for the cost of repairs should this occur; as well as any other necessary repairs that may be required due to negligence, misuse, or the age of the system. I/we understand that I/we will need to get the tank pumped by a professional licensed company once every 3 years to maintain a healthy septic system.

I/We have read Clause D – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

CLAUSE E: I/We, the undersigned, understand that I/we MUST give 30 DAYS WRITTEN NOTICE prior to vacating the Rental House. Failure to do so could result in your Security Deposit being retained as liquidated damages.

I/We have read Clause E – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

CLAUSE F: I/We, the undersigned, understand that a full or partial Security Deposit Refund is not guaranteed and will be determined by several factors, such as, but not limited to, rent being current or delinquent, damages to the property, basic cleanliness of the property when relinquishing it. I/We, the undersigned, understand that I/we will need to schedule a walk-through of the property with the Owner, or the Owners representative, at the time of relinquishment to determine how much, if any, of the Security Deposit will be Refunded.

I/We have read Clause F – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

CLAUSE G: I/We, the undersigned, understand that I/we am/are NOT to consider my/our Security Deposit at any time as payment towards rent. It is called “Security Deposit” for just that reason; as funds secured by the Lessor to be applied to damages after the home is relinquished. All monthly required rent payments must be paid as “Rent”, including any applicable late fees or returned payment fees that may come due.

I/We have read Clause G – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

Paul@PowerLand.Biz Melissa@PowerLand.Biz



RESIDENTIAL RENTAL HOUSE APPLICATION

CLAUSE H: I/We, the undersigned, understand that in order for my/our application to be processed, I/we are required to pay a one-time application fee to Power Real Estate, or Lessor’s designated representative. I/We, the undersigned, understand that this fee will not be refunded if I/we are not approved, or if I/we cancel my/our application. I/We, the undersigned, understand that the application fee will not be applied to any rents or security deposit.

[] I/We have read Clause H – I/We understand and agree

_____ (Initial) _____ (Initial) _____ (Initial) _____ (Initial)

By signing below, I/we certify that the information provided in this rental application is true and complete to the best of my/our knowledge. I/We understand that any false statement or omission may disqualify me/us from consideration or if accepted, could result in immediate cancellation of my/our lease and eviction from the home.

By signing below, I/we authorize investigation of all statements contained in this rental application, as may be necessary in arriving at a decision by the Lessor, whether to execute a lease agreement or to deny my/our rental application.

By signing below, I/we understand that Lessor will not make an immediate decision of acceptance or denial upon receipt of this application. I/We understand that it can take up to 7 business days for Lessor to fully review my/our application, make any necessary contact with applicant(s) employer and/or reference, and to review applicant(s) credit report. Lessor or Lessor’s representative will contact you using the contact information you have supplied on this application, please be sure to supply accurate, complete and all methods of contact information as requested on this application.

ADULT # 1 – Signature _____

ADULT # 2 – Signature _____

ADULT # 3 – Signature _____

ADULT # 4 – Signature _____

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Required documentation will need to be sent to:

3558 Oak Tree Drive Suite D Semmes, Alabama 36575

Melissa@PowerLand.Biz

SERVICE ANIMAL / EMOTIONAL SUPPORT ANIMAL - REQUIREMENTS

We will require a letter from your Licensed Medical Health Professional stating that you do require the assistance of the animal for a disability and how the animal assists you with your disability

(In addition, it will need to)

be less than 60 days old

be on their letterhead with phone number and address

include the patients legal name

State which you have Service Animal OR Emotional Support Animal / Assistance Animal

We will also require a photo of the animal for our identification purposes of the animal for which your Licensed Medical Health Professional states you require.

** If you remain in the Rental House beyond your Lease Term, upon each renewal of your Lease, we will need updated documentation as listed above.

(Be assured that we will keep all information concerning your Service Animal or Emotional Support Animal/Assistance Animal confidential and private)

Americans with Disabilities Act (ADA)

“**Service Animal**” is defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Service Animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person’s disability. There are a wide range of conditions that may be benefitted by having a service dog and the only one who can ultimately make that determination is a Licensed Medical Health Professional. Dogs whose sole function is to provide comfort or emotional support do not qualify as Service Animals under the ADA.

“**Emotional Support Animal**” is defined as an animal that provides comfort just by being with a person. Because they have not been trained to perform a specific job or task, they do not qualify as a service animal under the ADA.

Federal Fair Housing Act (FHA)

Requires Landlord to make “reasonable accommodations” for those with disabilities. Under the FHA, a disability is defined as a physical or mental impairment which significantly limits a person’s major life activities. Assistance/Service Animals work, assist, and/or perform tasks and services for the benefit of a person with a disability or provide emotional support that improves the symptoms of a disability.

EFFECTIVE DATE: September 1, 2019

Act No. 2019-478, a person who knowingly and willingly misrepresents himself or herself as an owner or trainer of a service animal will be guilty of a Class C misdemeanor resulting in a \$100 fine and 100 community service hours to be performed with an organization that serves individuals with a disability. The law removes the possibility of criminal charges being brought against businesses and their employees.

EFFECTIVE DATE: June 1, 2018

Act 2018-235, HB198, is the Alabama Assistance and Service Animal Integrity in Housing Act. The act: (1) provides that if a person with a disability that is not readily apparent or known to the person’s landlord files a request for a policy exception that prohibits animals on the property of the landlord because the person requires the use of an assistance animal (that qualifies as a reasonable accommodation under the federal Fair Housing Act), the landlord may require the person to produce reasonable documentation of the disability; (2) provides that all documentation submitted to a landlord pursuant to the requirements of the act must be kept confidential; (3) creates the crime of misrepresentation of entitlement to an assistance animal or service animal; and (4) creates the crime of misrepresentation of an animal as an assistance animal or service animal.