



SVN/KAHN PROPERTIES PROPERTY MANAGEMENT

3600 Clairmont Avenue South • Birmingham, AL 35222
Office: 205.933.7788 • Fax 205.933.2936

- Avondale I Avondale II Avondale III Delacroix Tivoli
 Madison Central Station Steel City Flats Watts Tower Other _____

Unit #: _____ Desired Move-in Date: _____ Monthly Rent/Fees: \$ _____ / \$ _____

Application Fee: \$ 100.00 Deposit \$ _____ Lease Services Fee \$ _____ (3 separate money orders only for fees on this line)
See Page 2 for more detail.

APPLICANT INFORMATION

Name _____ Soc Sec # _____ Date Of Birth _____

Email Address _____ Cell Phone _____ Home Phone _____

Present Address _____ City/State _____ Zip _____

CURRENT RENTAL INFORMATION

Present Landlord _____ Phone _____ Fax _____

Current Lease Expires on: _____ How long at this address? _____ Rent Amt/month \$ _____

Reason for leaving from current address: _____ Proper Notice Given? Yes No

PREVIOUS RENTAL INFORMATION WITHN LAST 5 YEARS

Previous Landlord _____ Phone _____ Lease Fulfilled? _____

Dates of Residency: _____ Rent Amt \$ _____

EMPLOYMENT INFORMATION

Present Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

GENERAL INFORMATION

How Many People Will Live In The Apt? _____ List any additional occupants: _____

Are You A U.S. Citizen? Yes No If No, what country holds your citizenship? _____

Have You Ever Been Convicted of a Felony? Yes, No. If Yes, Please Explain: _____

Have You Ever Been Party to an Eviction? Yes, No. If Yes, Please Explain: _____

Have You Ever Filed Bankruptcy ? Yes, No. If Yes, Please Explain: _____

Have You Ever Vacated Owing Money ? Yes, No. If Yes, Please Explain: _____

Do You Have Any Pets? Yes No. If Yes, How many of each: Cats _____ Dogs: _____ Other (# & specify): _____

If Yes, Are all pets current on required shots? Yes No. Are the pets on flea medication? Yes No. If Yes, what medication? _____

(Pets must be approved by the Lessor, not all pets are accepted nor approved, proof of vaccination may be required. Pet Fees will apply and are non-refundable)

How Did You Hear About Our Apartments (CHOOSE ONLY ONE)?

- SVN/Kahn Properties Website (www.kahnproperties.com)
 Drove By
 Birmingham News (AL.com)
- Local Apartment Locator Service (please list service or rep who toured the property with you) _____ Date of Tour _____
- Current Resident (name) _____
 Other _____

AUTOMOBILE INFORMATION

Make & Model _____ Year _____ Color _____ License Tag # _____

APARTMENT RENTAL FEE SCHEDULE

Application Fee: \$100 (covers up to 2 applicants)

Covers costs for credit checks, background checks, employment verification, previous rental verification, and processing for up to 2 applicants/cosigners. There is a \$50 charge for each applicant/cosigner after the first two. Approval process is normally completed within one business day providing we receive background, employer and/or landlord replies in a timely manner. This fee is non-refundable.

Reservation Costs: Covers the Security Deposit (See Security Deposit Schedule below) and Lease Servicing Fee.

Avondale I, II, III, & Watts Tower: Lease Servicing Fee is calculated based upon one half of the base rent - minus the security deposit.

Other Properties: Lease Servicing Fee is calculated based upon 15% of base rent.

The Lease Servicing fee covers legal representation and clerical implementation involved in executing and maintaining the lease agreement. It also covers the cost of labor, materials, postage, and delivery for correspondence for the life of the lease agreement, any non-standard, non-emergency maintenance services and supplies, post residency turnover costs, and allows our residents to take advantage of the available package reception service and the free Fax Services via SVN/Kahn Properties Main Office.

Security Deposit Schedule

	Avondale I	Avondale II	Avondale III	Central Station	Delacroix	Madison	Steel City	Tivoli
Studio					\$400		\$350	\$400
1BR	\$200			1 Month	\$400	1 Month		\$400
2BR	\$250	\$250	\$250	1 Month	\$700	1 Month		
3BR						1 Month		
Deposits for Single Family Houses and Townhouses will be equal to 1 Month's Rent.								

Apartments are NOT reserved unless the Reservation Costs are submitted with the Application Fee at the time of the application. The first applicant to submit a completed application, application fees, and reservation costs will be considered first in line for an apartment. With payment of the Application Fee and Reservation Fees, the apartment will be held in reserve during the approval process. Once approved, the applicant will have three (3) business days to sign the lease in order to secure the apartment until the move-in date. If the applicant is not approved to lease the apartment, the entire Reservation Cost will be refunded. Any applicant who is approved to lease, but then declines the lease, for any reason, will forfeit the entire Reservation Cost amount.

Technology Fee: Delacroix and Tivoli have a mandatory Technology Fee that covers your Standard Cable & Standard Internet Service.

\$40 - Studio/1BR \$50 - 2BR

Central Station and Steel City Flats have a mandatory Utility Fee that covers your water and sewer service.

\$40

Leasing Terms:

Unfurnished Units - 12 Months (9-11 month leases available at a 5% rent rate increase).

Release (Equal Housing Opportunity)

Applicant hereby gives Lessor permission to check all information given on this application, including running credit checks, background checks, and verifying all references. This application is subject to approval by the Lessor. I understand that any apartment locator service agent is not an agent of SVN/Kahn Properties and that SVN/Kahn Properties is not responsible for incorrect information provided to the applicant. It is the responsibility of the applicant to inquire or check publications for the latest fees and policies. Application Fees are non-refundable. Reservation Costs (including the Security Deposit) submitted with the application will be refunded if Lessor does not approve this application. If application is approved, all Fees and Deposits held are **not** refundable if applicant elects not to execute the lease or take possession. This application can be denied for any reason, including, but not limited to, providing false, misleading or incomplete information. This application and copies of supporting documents submitted by the applicant are the property of SVN/Kahn Properties and copies will not be provided to the applicant. By signing below, I understand and consent to these terms and conditions herewith in.

Applicant's Signature _____ Date _____

ADDITIONAL ITEMS NEEDED TO COMPLETE THIS APPLICATION For Office Use Only.

- Copy of valid Driver's license or Passport (other Photo ID can be accepted if the listed IDs are not issued)
- Copy of two most recent pay stubs, or W-2s/Tax Returns (if self-employed), or Financial Aid Award letter (if student and not employed)
- Money Order for Security Deposit (Pay to the Order of the SVN/Kahn Properties)
- Money Order for Application Fees and remaining Reservation Costs (Pay to the Order of the SVN/Kahn Properties)
- Other (as may be required by SVN/Kahn Properties): _____
- Other (as may be required by SVN/Kahn Properties): _____



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Rental History Reference Form

Top Section to be signed by the Applicant

Applicant hereby gives Lessor permission to check all information listed on this reference form for the purpose of verifying information pertaining to an application for rental property. This application can be denied for any reason, including, but not limited to, providing false, misleading or incomplete information.

Applicant's Name (Please Print) _____

Applicant's Signature _____ Date _____

STOP - Applicant should not complete the section below:

Bottom Section below to be completed by the Landlord

The above listed person has applied for an apartment at one of our properties. They have listed you as a current or former landlord. Please complete the following questionnaire and fax it back to us as soon as possible at 205-933-2936 or you can email to me directly at info@kahnproperties.com

Prospective Resident Name: _____

What dates was the resident under lease at your property? From _____ To _____

Did you require a Co-Signer or Guarantor? Yes No If YES, provide name _____

Did the resident pay rent on time on a regular basis? Yes No

If NO, how many payments were considered late? _____ Did the resident pay late charges? Yes No

Did the resident have any NSF checks? Yes No If YES, How many NSF checks? _____

Were there any complaints concerning the resident from other residents? Yes No

If YES, what sort of complaints? _____

Did Resident have any pets? Yes No If YES, describe pet _____ Any pet damage? Yes No

Was proper termination notice given? Yes No Would you rent to them again if they qualified? Yes No

Is there anything we should know about the resident prior to renting to them? Yes No

If YES, what? _____

Additional Information:

Name of person completing this form: _____ Title: _____ Date: _____



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Employment/Income Verification Form

Top Section below to be completed by the Applicant

Applicant hereby gives Lessor permission to check all information listed on this reference form for the purpose of verifying information pertaining to an application for rental property. This application can be denied for any reason, including, but not limited to, providing false, misleading or incomplete information.

Applicant's Name (Please Print) _____

Applicant's Signature _____ Date _____

STOP - Applicant should not complete the section below:

Bottom Section below to be completed by the Employer

The above listed person has applied for an apartment at one of our properties. They have listed you as a current or former employer. Please complete the following questionnaire and fax it back to us as soon as possible at 205-933-2936 or you can email to us directly at info@kahnproperties.com

Employee Name: _____

Employer Section: To be completed by current or previous employer

Company: _____

Address: _____

Telephone: () _____ - _____ Ext. _____

The individual named above is currently employed by the company: Yes No.

Please complete all information that is applicable:

Please complete all information that is applicable:

The individual named above is/was employed beginning: Month: _____ Day: _____ Year _____

Ending employment date: Month: _____ Day: _____ Year _____

Income:

Gross Salary \$ _____ per Week, per Month, or per Year

Total Earned Year-to-Date \$ _____

Estimated Earnings \$ _____

Employer Verification:

Name of person completing this form (please print): _____

Signature: _____ Date: _____

Thank you for your assistance.
SVN/Kahn Properties



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Background/Credit Check Notification Form

I, _____ (applicant name), hereby authorize SVN/Kahn Properties and/or its agents, on behalf of companies managed, to make an independent investigation of my background, consumer credit report, including those maintained by both public and private organizations and all public records for the purpose of confirming the information contained on my application and/or obtaining other information which may be material to rental qualification purposes.

I release SVN/Kahn Properties and/or its agents, on behalf of companies managed, and any person or entity, which provides information pursuant to this authorization, from any and all liabilities, claims, or lawsuits in regard to the information obtained for any and all of the above referenced sources used.

Furthermore, I hereby certify that I have received notification from SVN/Kahn Properties and/or its agents, on behalf of companies managed, as required by the Fair Credit Reporting Act of 1977 that a consumer credit report may be obtained on me for rental qualification purposes.

Please provide at least seven years of residential address information.

The following is my true and complete legal name and all information is true and correct to the best of my knowledge.

Applicant Information:

Full Legal Name (Please Print): _____

Date of Birth: _____ Social Security # _____

Driver's License #: _____ State: _____

Other Names:

Maiden name: _____

Other names used: _____

Other names used: _____

Address Information:

Present Address _____ City/State/Zip _____ How long? _____

Previous Address _____ City/State/Zip _____ How long? _____

Other Address _____ City/State/Zip _____ How long? _____

Applicant hereby gives Lessor permission to check all information given on this application, including running credit checks, criminal checks, and verifying all references. This application is subject to approval by the Lessor. Any rents or deposits held with the application will be refunded if Lessor does not approve this application. If application is approved, the security deposit is not refundable if applicant elects not to lease. The application fee is always non-refundable and pet fees are also non-refundable. This application can be denied for any reason, including, but not limited to, providing false, misleading or incomplete information.

Applicant's Signature _____ Date _____

COSIGNER APARTMENT APPLICATION

SVN/Kahn Properties

3600 CLAIRMONT AVE. S BIRMINGHAM, AL 35222 • 205-933-7788 (OFFICE) • 205-933-2936 (FAX)

COMPLETE ONLY IF A COSIGNER IS REQUESTED

Applicant with whom you are to be a Cosigner _____

COSIGNER INFORMATION

Name _____ Soc Sec # _____ Date Of Birth _____

Email Address _____ Cell Phone _____ Home Phone _____

Present Address _____ City/State _____ Zip _____

CURRENT RENTAL INFORMATION

Present Landlord _____ Phone _____ Fax _____

Current Lease Expires on: _____ How long at this address? _____ Rent Amt/month \$ _____

Reason for leaving from current address: _____ Proper Notice Given? Yes No

EMPLOYMENT INFORMATION

Present Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

Previous Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

Release (Equal Housing Opportunity)

Applicant hereby gives Lessor permission to check all information given on this application, including running credit checks, background checks, and verifying all references. This application is subject to approval by the Lessor. I understand that any apartment locator service agent is not an agent of SVN/Kahn Properties and that SVN/Kahn Properties is not responsible for incorrect information provided to the applicant. It is the responsibility of the applicant to inquire or check publications for the latest fees and policies. Application Fees are non-refundable. Reservation Costs (including the Security Deposit) submitted with the application will be refunded if Lessor does not approve this application. If application is approved, all Fees and Deposits held are **not** refundable if applicant elects not to execute the lease or take possession. This application can be denied for any reason, including, but not limited to, providing false, misleading or incomplete information. This application and copies of supporting documents submitted by the applicant are the property of SVN/Kahn Properties and copies will not be provided to the applicant. I understand that if approved to lease, by co-signing on the lease, I am equally bound by its provisions, including but not limited to paying rents and fees not paid by the lessee. By signing below, I understand and consent to these terms and conditions herewith in.

Applicant's Signature _____ Date _____

For Office Use Only.

ADDITIONAL ITEMS NEEDED TO COMPLETE THIS APPLICATION

- Copy of valid Driver's license or Passport (other Photo ID can be accepted if the listed IDs are not issued)
- Copy of two most recent pay stubs, or W-2s/Tax Returns (if self-employed), or Financial Aid Award letter (if student and not employed)
- Other (as may be required by SVN/Kahn Properties): _____
- Other (as may be required by SVN/Kahn Properties): _____

ADDITIONAL OCCUPANT APARTMENT APPLICATION

SVN/Kahn Properties

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COMPLETE ONLY IF A CO-OCCUPANT WILL NOT BE A PARTY TO THE LEASE AGREEMENT

- | | | | | |
|-------------------------------------|--|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Avondale I | <input type="checkbox"/> Avondale II | <input type="checkbox"/> Avondale III | <input type="checkbox"/> Delacroix | <input type="checkbox"/> Tivoli |
| <input type="checkbox"/> Madison | <input type="checkbox"/> Central Station | <input type="checkbox"/> Steel City Flats | <input type="checkbox"/> Watts Tower | <input type="checkbox"/> Other _____ |

Apartment #: _____ Primary Applicant with whom you are to be a resident _____

By signing below, Lessee here by gives permission for the person listed on this application to become a co-resident in aforementioned apartment. If the number of residents exceeds the number of bedrooms, there will be an additional occupant fee of **\$25.00** each month or portion of a month for which the co-resides in the apartment. If the Lessee wishes to remove a co-resident, Lessee must notify Lessor immediately in writing and return any keys provided to the co-resident. The additional utility fee will be removed for the beginning of the month following said notice.

Primary Applicant's Signature _____ Date _____

CO-RESIDENT INFORMATION

Applicant will be a co-resident with: _____ Move-in Date: _____

Name _____ Soc Sec # _____ Date Of Birth _____

Email Address _____ Cell Phone _____ Home Phone _____

Present Address _____ City/State _____ Zip _____

GENERAL INFORMATION

How Many People Will Live In The Apt? _____ List any additional occupants: _____

Are You A U.S. Citizen? Yes No Do You Have Any Pets? Yes No. If Yes, How Many & Type? _____

Have You Ever Been Convicted of a Felony? Yes, No. If Yes, Please Explain: _____

Have You Ever Been Party to an Eviction? Yes, No. If Yes, Please Explain: _____

Do You Have Any Pets? Yes No. If Yes, How many of each: Cats _____ Dogs: _____ Other (# & specify): _____

If Yes, Are all pets current on required shots? Yes No. Are the pets on flea medication? Yes No. If Yes, what medication? _____
(Pets must be approved by the Lessor, not all pets are accepted nor approved, proof of vaccination may be required. Pet Fees will apply and are non-refundable)

BACKGROUND INFORMATION

Please make a copy and complete the Background Check Notification form contained within this packet and submit with this application

Release (Equal Housing Opportunity)

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Signature _____ Date _____

ADDITIONAL ITEMS NEEDED TO COMPLETE THIS APPLICATION For Office Use Only.

- Copy of valid Driver's license or Passport (other Photo ID can be accepted if the listed IDs are not issued)
- Background Notification Form
- Other (as may be required by SVN/Kahn Properties): _____