



KP Property Management
3600 Clairmont Avenue South
Birmingham, AL 35222

A separate Application must be completed by all applicants who will be listed as a Lessee on the Lease Agreement.
 Additional Occupant Forms must be completed for each person who will occupy the unit if not listed as a Lessee on the Lease Agreement.

Avondale I Avondale II Avondale III Avondale Corners Delacroix Madison Other _____

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

Application Fee: **\$ 100.00** Lease Service Fee: **\$ 150.00** Deposit \$ _____ (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 _____ Email _____

Address _____ Apt # _____

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

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

MOST RECENT PREVIOUS RENTAL (Please explain any time gaps on the back of this form)

Previous Landlord _____ Phone _____ Email _____

Address _____ Apt # _____

Dates of Residency: _____ Lease Fulfilled? _____ Rent Amt/month \$ _____

EMPLOYMENT INFORMATION

You must provide a copy of two most recent pay stubs, or W-2s/Tax Returns (if self-employed), or Financial Aid Award letter (if you are to be an unemployed student)

Present Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

Unemployed Student? Yes No. If Yes, what school: _____ Program length: _____

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 Party to an Eviction? Yes, No. If Yes, Please Explain: _____

Have You Ever Vacated an Apartment while still owing money? Yes, No. If Yes, Please Explain: _____

Have You Ever Been or Are You Currently a Party to Bankruptcy, Foreclosure, Civil Suit? Yes, No. If Yes, Please Explain: _____

Have You any pending criminal charges, been convicted of, plead guilty or not contest to, any criminal offense(s) that were not disposed of other than acquittal or finding of "not guilty"?
 Yes, No. If Yes, Please Explain: _____

Animals:
Do You Have Any Animals? Yes No. If Yes, How many of each: Cats _____ Dogs: _____ Breed/Weight _____

Other (# & specify): _____
Pictures, proof of vaccinations and flea/tick regimen are required with this application.

If Yes, is each animal(s) current on required shots? Yes No. Are the animals on flea medication? Yes No. If Yes, what medication? _____
(Animals must be approved by the Lessor, not all animals are accepted nor approved, picture, and/or proof of vaccination must be submitted. Animal Rent will apply and are non-refundable)
If any of the animals qualify as Assistance Animals, what type? Service Animal, Emotional Support Animal (proper documentation required).
Assistance animals must be declared at time of application and must meet requirements of the Alabama Assistance and Service Animal Integrity in Housing Act in addition to Federal guidelines.

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

- Kahn Properties Website (www.kahnproperties.com)
- Internet Search Engine
- Drove By
- 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 INFORMATION

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.

Security Deposit: Security Deposit amounts will vary by property and unit size. Please contact our office for more detail.

Lease Services Fee: \$150
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, and allows our residents to take advantage of the available package reception service via Kahn Properties Main Office.
Apartments are NOT reserved unless the application fee, Security Deposit and Lease Services Fees are submitted at the time of the application. 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 Security Deposit and the Lease Services Fee will be refunded. Any applicant who is approved to lease, but then declines the lease, for any reason, will forfeit all fees.

Rent: Rent will vary by property and apartment size – please contact our office for more detail.

Utility Fees: Some properties have additional utility fees separate from the rent. These will vary by building and will cover different utilities – please contact our office for more detail.

Additional Occupant Utility Fee (monthly):
\$25.00 fee each additional occupant beyond the first occupant.

Animal Rents (one-time in advance):
\$300.00 for the first cat or dog and \$200.00 for each additional cat or dog. No other animals are allowed without prior consent from our office.
No animals are allowed in furnished units. Not all properties take animals - Please contact our office for more detail.
Pictures, proof of vaccinations and flea/tick regimen are required with this application.
Assistance animals must be declared at time of application and must meet requirements of the Alabama Assistance and Service Animal Integrity in Housing Act in addition to Federal guidelines.

Release (Equal Housing Opportunity)

I have read, agree, and affirm that all of my statements and information provided in this application are true and complete. 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 Kahn Properties and that 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. Lease Service Fees and Security Deposits submitted with the application will be refunded if Lessor does not approve this application, however, any fees not claimed by applicant by coming to the Kahn Properties office in person within 30 days of the date of application, will be forfeit. 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 multiple reasons, including, but not limited to, providing false, misleading, or incomplete information. Verifiable proof of income is required. This application and copies of supporting documents submitted by the applicant are the property of Kahn Properties and copies will not be provided to the applicant. By signing below, I signify that 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), and/or Financial Aid Award letter (if student and not employed)
- Money Order for Security Deposit (Pay to the Order of the Kahn Properties)
- Money Order for Application Fee (Pay to the Order of the Kahn Properties)
- Money Order for Lease Services Fee (Pay to the Order of the Kahn Properties)
- Other (as may be required by 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.

Applicant's Name (Please Print)

Applicant's Signature Date

Applicant's Previous Address for this referral Apt #

STOP - Applicant should not complete the section below - Kahn Properties will email this form to your landlord!

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 leasing@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 payments? Yes No If YES, How many NSF payments?

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

If YES, what sort of complaints?

Did Resident have any animals? Yes No If YES, describe animal Any 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:

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

Signature:



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Background/Credit Check Notification Form

Separate form must be completed by ALL persons who will reside in the apartment. Make additional copies if necessary.

I, _____ (applicant name), hereby authorize 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 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 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 _____

ADDITIONAL OCCUPANT APARTMENT APPLICATION

KP Property Management

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

COMPLETE ONLY IF A CO-OCCUPANT WILL NOT BE A LESSEE ON THE LEASE AGREEMENT
IF APPLICANT WILL BE A PARTY TO THE LEASE AGREEMENT, AS A LESSEE, THEY MUST FILL OUT A SEPARATE APPLICATION (SEE PAGE 1-2 OF THIS PACKET)

Avondale I Avondale II Avondale III Avondale Corners Delacroix Madison 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-occupant in the apartment. If the number of residents exceeds the number of bedrooms, there will be an additional occupant fee each month or portion of a month for which the co-occupant resides in the apartment. If the Lessee wishes to remove a co-occupant, 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. The maximum number of occupants must not exceed two (2) people per bedroom.

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)

I have read, agree, and affirm that all of my statements and information provided in this application are true and complete. 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 Kahn Properties and that 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. Lease Service Fees and Security Deposits submitted with the application will be refunded if Lessor does not approve this application, however, any fees not claimed by applicant by coming to the Kahn Properties office in person within 30 days of the date of application, will be forfeit. 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 multiple reasons, including, but not limited to, providing false, misleading, or incomplete information. Verifiable proof of income is required. This application and copies of supporting documents submitted by the applicant are the property of Kahn Properties and copies will not be provided to the applicant. By signing below, I signify that I understand and consent to these terms and conditions herewith in.

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 Kahn Properties): _____

COSIGNER APARTMENT APPLICATION

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COMPLETE ONLY IF A COSIGNER IS REQUESTED

Applicant with whom you are to be a Cosigner _____ Relationship to Applicant: _____

COSIGNER INFORMATION

Name _____ Soc. Sec. # _____ Date Of Birth _____

Email Address _____ Cell Phone _____ Home Phone _____

Present Address _____ City/State _____ Zip _____

EMPLOYMENT INFORMATION

Present Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

Previous Employer _____ Position _____ How Long? _____

Address _____ Phone _____ Income _____

Release (Equal Housing Opportunity)

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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 Kahn Properties): _____
- Other (as may be required by Kahn Properties): _____