



1532 Wolverine Drive, Suite E-F,
Decatur, AL 35601

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www.ascend-decatur.com
Equal Housing Opportunity

\$75.00 Application Fee is refundable until background checks are ordered (Cash or Money Order only)
Adult applicants must be at least age 19, and are subject to a credit report and criminal background check.
Additional fees will apply for more than 2 adults
Application is good for any ASCEND properties for up to 90 days

You may submit your completed application along with application fee and proof of income to our office anytime through the red door mail slot. Office Hours available upon request.

TENANT APPLICATION

Primary Applicant Name: _____

Application Date: _____

Desired Property Address (Optional): _____ When to move in? _____

Preferred Monthly Rent / Security Deposit: _____

For Office Use Only: Approved: Y N	Approval Amount: _____
Contingencies: _____	
Reasons for Denial: _____	
Authorized Signature: _____	Date: _____

PRIMARY APPLICANT

Name: _____ Phone: _____

Current Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Current Employer: _____ How Long? _____

Contact for Job Verification: _____ Phone: _____

Monthly Wages: _____ Additional Income (optional): _____

Sources of Additional Income (optional): _____

Any Pets? _____ If Pets, what breed(s)? _____

Please give 2 references not related to you (personal or professional):

Name _____ Phone _____ Relationship? _____

Name _____ Phone _____ Relationship? _____

PRIMARY APPLICANT QUESTIONS: Please answer all of these questions. Explain any YES answers.

- Have you ever filed a petition for Bankruptcy? ___ YES ___ NO
- Have you ever been evicted from a tenancy? ___ YES ___ NO
- Have you ever refused to pay rent? ___ YES ___ NO
- Have you ever been taken to court for not paying rent? ___ YES ___ NO
- Have you ever been convicted of a crime? ___ YES ___ NO

DECLARATION OF TRUTH: I declare, under penalty of perjury, that the forgoing is true and correct. I acknowledge that any false, misleading, or omitted information will result in my application being denied or not being considered. I understand that my application is a binding document, and will become a part of any lease with ASCEND.

Primary Applicant: _____ Date: _____

CO-APPLICANT SECTION (COMPLETE AS NEEDED)

Name: _____ Phone: _____

Current Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs ___mo Rent\$ _____ Landlord: _____ Phone: _____

Current Employer: _____ How Long? _____

Contact for Job Verification: _____ Phone: _____

Monthly Wages: _____ Additional Income (optional): _____

Sources of Additional Income (optional): _____

Any Pets? _____ If Pets, what breed(s)? _____

Please give 2 references not related to you (personal or professional):

Name _____ Phone _____ How known? _____

Name _____ Phone _____ How known? _____

CO-APPLICANT QUESTIONS: Please answer all of these questions. Explain any YES answers.

- | | | |
|--|---------|--------|
| Have you ever filed a petition for Bankruptcy? | ___ YES | ___ NO |
| Have you ever been evicted from a tenancy? | ___ YES | ___ NO |
| Have you ever refused to pay rent? | ___ YES | ___ NO |
| Have you ever been taken to court for not paying rent? | ___ YES | ___ NO |
| Have you ever been convicted of a crime? | ___ YES | ___ NO |

DECLARATION OF TRUTH: I declare, under penalty of perjury, that the forgoing is true and correct. I acknowledge that any false, misleading, or omitted information will result in my application being denied or not being considered. I understand that my application is a binding document, and will become a part of any lease with ASCEND.

Co-Applicant: _____ Date: _____

THIRD ADULT APPLICANT SECTION (COMPLETE AS NEEDED)

Name: _____ Phone: _____

Current Address: _____ How Long ___yrs___ mo Rent\$_____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs___ mo Rent\$_____ Landlord: _____ Phone: _____

Previous Address: _____ How Long ___yrs___ mo Rent\$_____ Landlord: _____ Phone: _____

Current Employer: _____ How Long? _____

Contact for Job Verification: _____ Phone: _____

Monthly Wages: _____ Additional Income (optional): _____

Sources of Additional Income (optional): _____

Any Pets? _____ If Pets, what breed(s)? _____

Please give 2 references not related to you (personal or professional):

Name _____	Phone _____	How known? _____
Name _____	Phone _____	How known? _____

THIRD ADULT APPLICANT QUESTIONS: Please answer all of these questions. Explain any YES answers.

- Have you ever filed a petition for Bankruptcy? ___ YES ___ NO
- Have you ever been evicted from a tenancy? ___ YES ___ NO
- Have you ever refused to pay rent? ___ YES ___ NO
- Have you ever been taken to court for not paying rent? ___ YES ___ NO
- Have you ever been convicted of a crime? ___ YES ___ NO

DECLARATION OF TRUTH: I declare, under penalty of perjury, that the forgoing is true and correct. I acknowledge that any false, misleading, or omitted information will result in my application being denied or not being considered. I understand that my application is a binding document, and will become a part of any lease with ASCEND.

Third Applicant: _____ Date: _____

Please list all persons who will be residing at the leased property. Please note that a copy of a photo ID and/or social security care must be furnished with each person over 18 years old upon signing the lease agreement.

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

List any pets that you have or plan to have during the upcoming year:

PLEASE NOTE:

1. Registered Sex Offenders. We do not rent to registered sex offenders.
2. Felons. We will consider renting to persons with a felony in their history on a case-by-case basis. If you have a felony on your record, you are strongly encouraged to consult with the Broker before filling out an application. The decision of the Broker will be final.
3. Pets. For those properties that permit pets, pet deposit of \$250 for 1st pet and \$150 for 2nd pet per pet and additional \$25 per pet will be added to the lease. The maximum number of pets in a household is 2 (no exceptions). Authorization must be obtained from management prior to getting a pet, with understanding of pet deposit and \$25 rent addition. Please refer to the Dog Breed Exclusions list if you have or plan to get a dog! The presence of these breeds is strictly prohibited on any ASCEND managed property. Violation of this policy will void your lease and may result in eviction.
4. Lease Inclusion. This application shall become a part of any lease, and all information therein will be enforceable.

Please initial that you have read and understand the four (4) requirements above. Initials: _____

Initials: _____

Initials: _____

Emergency Contact – an adult who will not be residing in the same household:

Name _____ Phone _____ Relationship _____



The following dog breeds, both pure blood and mixed, are most frequently blacklisted by insurance companies. Therefore, we do not allow these pure or mixed breeds on our properties. Certified service animals are allowed under most circumstances, but certification papers must be presented, accepted by ASCEND, and filed. A note from a doctor will not suffice for certification. Certification involves intense animal training, testing, and certification for a specific beneficial function. “Therapy” animals are not considered to be certified service animals.

PIT BULL TERRIERS

AKITAS

STAFFORDSHIRE TERRIERS

WOLF OR WOLF HYBRIDS

ROTTWEILER

MASTIFFS

GERMAN SHEPHERDS

CANE CORSOS

PRESA CANARIOS

GREAT DANES

CHOWS CHOWS

MALAMUTES

DOBERMAN PINSCHERS

HUSKIES

I understand that these dog breeds are strictly prohibited on any ASCEND managed property. Violation of this policy will void my lease and may result in eviction.

_____ Int

_____ Int.

_____ Int.



**CRIMINAL BACKGROUND CHECK
RELEASE FORM**

Name (print) _____
Last First Middle Maiden Suffix (Jr, III)

Current Address: _____
Street City State Zip

Previous Addresses over the past 7 years:

Date of Birth: _____

Social Security Number: _____

Driver's License Number: _____ State: _____

By my signature below, and in conjunction with my application for Tenancy with ASCEND, I understand that inquiries into my background will be made including: civil judgments, criminal convictions, motor vehicle reports, credit history, and other reports relevant to my Tenancy. Further, I understand that ASCEND may request information from Federal, State, and other agencies that maintain records concerning my past activities relating to any criminal, civil, employment, and/or other experiences. If approved, I understand periodic background checks may also be performed during my time of tenancy.

The above information is for the purposes of relevant tenancy requirements only and will not be used to violate any state or federal equal opportunity laws.

I authorize without reservation any party or agency, including attorneys, contacted by this company to furnish the above-mentioned information forthwith.

Primary Applicant

Date



**CRIMINAL BACKGROUND CHECK
RELEASE FORM**

Name (print) _____
Last First Middle Maiden Suffix (Jr, III)

Current Address: _____
Street City State Zip

Previous Addresses over the past 7 years:

Date of Birth: _____

Social Security Number: _____

Driver's License Number: _____ State: _____

By my signature below, and in conjunction with my application for Tenancy with ASCEND, I understand that inquiries into my background will be made including: civil judgments, criminal convictions, motor vehicle reports, credit history, and other reports relevant to my Tenancy. Further, I understand that ASCEND may request information from Federal, State, and other agencies that maintain records concerning my past activities relating to any criminal, civil, employment, and/or other experiences. If approved, I understand periodic background checks may also be performed during my time of tenancy.

The above information is for the purposes of relevant tenancy requirements only and will not be used to violate any state or federal equal opportunity laws.

I authorize without reservation any party or agency, including attorneys, contacted by this company to furnish the above-mentioned information forthwith.

Co-Applicant Signature

Date



**CRIMINAL BACKGROUND CHECK
RELEASE FORM**

Name (print) _____
Last First Middle Maiden Suffix (Jr, III)

Current Address: _____
Street City State Zip

Previous Addresses over the past 7 years:

Date of Birth: _____

Social Security Number: _____

Driver's License Number: _____ State: _____

By my signature below, and in conjunction with my application for Tenancy with ASCEND, I understand that inquiries into my background will be made including: civil judgments, criminal convictions, motor vehicle reports, credit history, and other reports relevant to my Tenancy. Further, I understand that ASCEND may request information from Federal, State, and other agencies that maintain records concerning my past activities relating to any criminal, civil, employment, and/or other experiences. If approved, I understand periodic background checks may also be performed during my time of tenancy.

The above information is for the purposes of relevant tenancy requirements only and will not be used to violate any state or federal equal opportunity laws.

I authorize without reservation any party or agency, including attorneys, contacted by this company to furnish the above-mentioned information forthwith.

Third Applicant Signature

Date