

Estates at Kendal

***Thank you for your interest in
our community!***

Welcome to Estates at Kendal! Thank you for picking up an application. Be sure to read the application instruction page to help you complete your application. Do not hesitate to contact us with any questions.

1 Bedroom/1 Bath

\$517

2 Bedroom/2 Bath

\$657

3 Bedrooms/2 Bath

\$789

Amenities:

Energy Star Dishwasher/Energy Star Refrigerator/HVAC/Stove/Oven/Washer&Dryer
Hookups/Community Building/Covered Porch/Playground/Covered Pavilion with BBQ Grills/On-site Laundry/Monthly Movie Night/Year Round Tenant Services/Business Center

Your rent includes:

Trash, lawn care, and pest control **You are**
responsible for connecting and paying: Water,
Sewer, Electricity, & Cable

Property Information:

Estates at Kendal
50 Kendal Estates Place
Clanton, AL 35045
205-548-9522



Application instructions:

- All applications must include an application fee in the form of a check or money order. The fee is \$50 with an extra \$30 charged for each additional adult on the application. This fee is ***non-refundable***.
- Applications will not be accepted without all required documentation. Examples of that documentation are listed later on this page.
- If something doesn't apply to you or your household, please write "None" in that section. "N/A" is not acceptable. Also, White Out is not allowed.
- A security deposit equal to your rent will be due at lease signing. You will not be able to move in without pay a security deposit.
- If you would like to expedite the application process, return your application in person and bring the following items:
 - ✓ State issued ID
 - ✓ Social security card
 - ✓ Proof of all earned and unearned income
 - ✓ Proof of all assets if assets total over \$5000
 - ✓ Birth certificates and social security cards for minors on the application

Feel free to call with questions!



PREAPPLICATION

NOTE: NO PETS ALLOWED WITHOUT MANAGEMENT APPROVAL

Contact Information:

Applicant Name First Middle Last State ID # State

Co-Applicant Name First Middle Last State ID # State

Email Phone Number Alternate Phone Number

Street Address City State Zip

Landlord Name Phone#

General Information:

How did you hear about us?

What date would you like to move?

What is your reason for moving?

What size unit are you interested in (number of bedrooms)?

Emergency Contact:

In case of emergency, notify: Phone

Street Address City State Zip

Relationship

In case of serious illness or death, is the above authorized to enter apartment and remove contents? YES NO

Applicant Screening Information:

Does an adult member of your household have a checking account? YES NO

Does your household have two years positive rental history? YES NO

What is your household annual gross income from all sources?

Has anyone in your household had an eviction filed against you? YES NO

If yes, please explain:

Employment Information:

For Applicant - Name of Business Phone #

For Co-Applicant - Name of Business Phone #

For Management Use Only:

Date Application Submitted:

Date & Amount of Application Fee Paid:



APPLICATION FOR RESIDENCY

IF ANY ERROR OCCURS ON APPLICATION, PLEASE PUT ONE LINE THROUGH IT, MAKE CORRECTION, INITIAL CORRECTION, AND DATE IT.

Providing or certifying false information is fraud and among other consequences you could face eviction, imprisonment for up to 5 years and fines of up to \$10,000 for committing housing fraud.

Therefore, please be careful when you fill out this application. You must list:

1. All sources of income for all household members including money received on behalf of your dependents.
2. All assets and income from assets.
3. Any business or asset that you sold in the last two years for less than full value.
4. Accurate student information for all household members
5. The names of everyone who will be living in this household.

I/We have read and understand the above listed requirements.

Applicant Signature

Co-Applicant Signature

Co-Applicant Signature

Household Composition

List all persons who will occupy the apartment during the next 12 months.

Please only list dependents who will live in this household at least 50% of the time and dependents who are currently away at school but plan to occupy the apartment.

NAME (First, Middle Initial, Last)	RELATIONSHIP TO HEAD OF HOUSEHOLD	SE X M/F	DOB	SOCIAL SECURITY NUMBER	MARITAL STATUS	STUDENT (Full Time / Part Time / or Not a Student)
	Self				☐ Married ☐ Single ☐ Divorced ☐ Widowed ☐ Separated	☐ FT or ☐ PT ☐ Not a Student
					☐ Married ☐ Single ☐ Divorced ☐ Widowed ☐ Separated	☐ FT or ☐ PT ☐ Not a Student
					☐ Married ☐ Single ☐ Divorced ☐ Widowed ☐ Separated	☐ FT or ☐ PT ☐ Not a Student
					☐ Married ☐ Single ☐ Divorced ☐ Widowed ☐ Separated	☐ FT or ☐ PT ☐ Not a Student
					☐ Married ☐ Single ☐ Divorced ☐ Widowed ☐ Separated	☐ FT or ☐ PT ☐ Not a Student

Do you anticipate a change in family size in the next 12 months?

YES NO

If yes, please explain _____

Has anyone listed above ever gone by another name, such as maiden name or married name?

YES NO

If yes, please fill in former name(s): _____

Will you receive any rental assistance from an agency at time of move in or in the next 12 months?

YES NO

If yes, from which agency? _____



Student Information

Have any adults (18 and older) been, or will be, students this calendar year

YES NO

NAME	EDUCATIONAL INSTITUTION	MONTHS ATTENDED DURING CURRENT CALENDAR YEAR	FULL-TIME OR PART-TIME	RECEIVE FINANCIAL ASSISTANCE
			☐ Full-time ☐ Part-time	☐ Yes ☐ No
			☐ Full-time ☐ Part-time	☐ Yes ☐ No
			☐ Full-time ☐ Part-time	☐ Yes ☐ No

Income Information (Entire Household)

Please list all types of income for ALL household members that you will receive over the next 12 months.

This includes but is not limited to:

Employment Social Security/SSI Insurance/Annuities Gift Income
Self-Employment VA Benefits Child Severance Pay
Unemployment Benefits Death Benefits Support/Arrears
Worker's Compensation Pension/Retirement Alimony/Arrears Anticipated Employment
Public Assistance Other Income

NAME	TYPE OF INCOME/CONTACT	MONTHLY GROSS AMOUNT

Asset Information (Entire Household)

Please list all types of assets for ALL household members

This includes but is not limited to:

Checking Accounts Prepaid Cards CDs/Annuities Property Held for Investment
Savings Accounts Internet-Based Assets Real Estate Whole/Universal Life Insurance
Money Market Accounts Stocks/Bonds Rental Property Other Assets
Cash on Hand Mutual Funds Trust Funds
Direct Express Cards Treasury Bills Safe Deposit Box

Assets also include disposed or given away assets in the previous 2 years

HOUSEHOLD MEMBER NAME	BANK/CREDIT UNION	TYPE OF ASSET	LAST 4 ACCOUNT #	CURRENT BALANCE	INTEREST RATE



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LEASE PROVISIONS

A non-refundable fee is required to cover the cost of credit reports and other processing costs. If you feel that your APPLICATION FOR RESIDENCY has been unfairly denied, you have the right to contact Lowell R. Barron, II at Vantage Management, LLC. the Managing Agent, at (256) 417-4921 for further explanation. Not withstanding the preceding, however, you acquire no rights in any apartment until all of the following contingencies have been met: 1) your application is approved, 2) you pay the required deposit, and 3) you sign a Lease Agreement. At that time, this application would become part of the Lease.

ALL ADULT APPLICANT(S) MUST READ AND SIGN THIS STATEMENT TO ACKNOWLEDGE THEIR UNDERSTANDING

I/We certify that all of the information given above about me and my/our household is true, complete, and accurate. All persons or firms, including persons providing information concerning a criminal background check, may freely give any requested information concerning me/us, and I/we hereby waive all right of action for any consequences resulting from such information. I/We also understand that ALL CHANGES to the INCOME of ANY member of the household, as well as ANY CHANGES in HOUSEHOLD MEMBERS or STUDENT STATUS, must be reported to the Management in writing IMMEDIATELY. If any of the information is found to be incorrect, the landlord, at its sole discretion, may cancel or terminate the lease contract and retain all monies as liquidated damages. I/We also understand that should I/We be placed on a waiting list because no units are available, and I/We am/are later called to fill a vacant unit, I/We will be withdrawn from the waiting list should I/We decide not to lease the unit at that time. I/We will be required to fill out another application and pay another application fee should I/We decide to reapply with this complex.

_____ APPLICANT	_____ DATE	_____ CO-APPLICANT	_____ DATE
_____ LEASING AGENT	_____ DATE	_____ CO-APPLICANT	_____ DATE

It's our policy to rent to qualified persons regardless of race, color, religion, sex, national origin, handicap, or familial status, and in compliance with all federal, state, and local laws.



TENANT RELEASE AND CONSENT

I/We _____, the undersigned hereby authorize all persons or companies in the categories listed below to release information regarding employment, income and/or assets for purposes of verifying information on my/our apartment rental application. I/We authorize release of information without liability to the owner/manager of the apartment community listed below and/or the State and Local Agencies/Department's service provider.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are not limited to: personal identity, student status, credit and criminal history, employment, income and assets, medical or child care allowances. I/We understand that this authorization cannot be used to obtain information about me/us that is not pertinent to my eligibility for and continued participation as a Qualified Tenant.

GROUPS OR INDIVIDUALS THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information include, but are not limited to:

Past and Present Employers	Welfare Agencies	Veterans Administrations
Support and Alimony Providers	Educational Institutions	Retirement Systems
State Unemployment Agencies	Social Security Administration	Medical and Child Care
Banks and other Financial Institutions	Previous Landlords (including Public Housing Agencies)	
Credit Reporting Agencies	Household Members	Criminal History Reporting Agencies

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and **will stay in effect for a year and one month** from the date signed. I/We understand that I/We have a right to review this file and correct any information that is incorrect. **Everyone 18 years of age and older must sign this form.**

SIGNATURES

Signature of Applicant/Resident	Printed Applicant/Resident Name	Date
Signature of CO/Applicant Resident	Printed Co/Applicant/Resident Name	Date
Signature of Adult Member	Printed Adult Member Name	Date
Signature of Adult Member	Printed Adult Member Name	Date
Estates at Kendal	Jennifer McDonald	256-601-8495
Apartment Community Name	Contact	Phone

THIS GENERAL CONSENT MAY NOT BE USED TO REQUEST A COPY OF A TAX RETURN. IF A COPY OF A TAX RETURN IS NEEDED, IRS FORM 4506, "REQUEST FOR COPY OF A TAX FORM" MUST BE PREPARED AND SIGNED SEPARATELY.





We Do Business in Accordance With the Federal Fair Housing Law

(The Fair Housing Amendments Act of 1988)



EQUAL HOUSING

OPPORTUNITY

**It is Illegal to Discriminate Against Any Person Because of Race,
Color, Religion, Sex, Handicap, Familial Status, or National Origin**

In the sale or rental of housing or residential lots

In the financing of housing

In the appraisal of housing

In advertising, the sale, or rental of housing

In the provision of real estate brokerage
services

Blockbusting is also illegal

**Anyone who feels he or she has been discriminated
against may file a complaint of housing discrimination:**

1-800-669-9777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

**U.S. Department of Housing and Urban
Development**

**Assistant Secretary for Fair Housing and Equal
Opportunity**

Washington, D.C. 20410

Previous editions are obsolete

form HUD-928.1 (8/2011)

I am aware of my rights to Fair Housing.

Tenant Signature

Date

Tenant Signature

Date

