

Park Place Apartments

Office: 735 Park Ave NW. Apt 204. Jacksonville, Al. 36265

Office Number: 256.435.2275 Fax: 256.435.2257

www.redrockrg.com

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- **Features**

- Swimming Pool
- Fire Pit
- 2 Laundry Mats

- **Includes**

- Water
- Garbage
- Pest Control
- Stove and Refrigerator inside all units.

- **Pet Policy**

- \$150 non-refundable fee
- \$25 pet rent
- 35lb Limit

- **To Lease**

- \$250 Security Deposit for all 1 bedrooms.
- \$500 Security Deposit for 2 and 3 bedrooms that may be split between roommates.

- **Park Place 1**

- 3 beds, 2 baths. \$600 per month. \$300 with 2 roommates. \$200 with 3 roommates.
- Pool, fire pit, and on site laundry mat.
- Units also include dishwasher.
- Just across the street from Pete Matthews Coliseum. Access to the Gamecock Express.

- **Park Place 2**

- 1 bed, 1 bath. \$450 per month.
- 2 bed, 1 bath. \$600 per month. \$300 with 2 roommates.
- Access to the pool, fire pit, and laundry mats.
- Right across the street from Mason Hall and the Stadium. Access to the Gamecock Express.

- **Park Place 3**

- 1 bed, 1 bath. \$425 per month.
- 2 bed, 1 bath. \$500 per month. \$250 with 2 roommates.
- 2 bed, 1 and a half bath Townhouse. \$600 per month. \$300 with 2 roommates.
- Access to the pool and fire pit.
- Just behind Pete Matthews Coliseum and the tennis courts. Access to the Gamecock Express.

- All checks and money orders must be made out to Red Rock. We do NOT accept cash.
- Like and Friend Park Place on Facebook!



RED ROCK
REALTY GROUP

Park Place Apartments

Rental Application

Please **complete** the attached rental application and return with the following things:

Copy of Driver's License
Copy of Paystubs
Copy of Bank Statements

If you have a guarantor, please have the guarantor form **signed and notarized** along with these things:

Copy of Guarantor's Driver's License
Copy of Guarantor's Paystubs
Copy of Guarantor's Bank Statements

The application fee is \$45.
Please make all money orders payable to Red Rock Realty Group.

Minimum Rental Requirements

Credit Screening
Background Screening
Income must be 3.5x the rent.

Rental Application

\$45.00 Application Fee
(Money Order)



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REALTY GROUP

Office Located at Park Place One, Apartment #204
735 Park Avenue NW, #204
Jacksonville, Alabama 36265
Phone: (256) 435-2275 Fax: (256) 435-2257
tjdaniels@redrockrg.com charrell@redrockrg.com
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FOR OFFICE USE ONLY

Date: _____
Agent: _____
Property: _____
Apt. #: _____
Rental Amount: _____

I am interested in a (circle one) 1, 2, 3, or 4 bedroom unit located at (property name) _____.
Lease beginning on (Month) _____ / (Day) _____ / (Year) _____ at a rental rate of \$ _____ per month.

TELL US ABOUT YOURSELF (PLEASE PRINT CLEARLY)

Full Name _____ Phone _____ Email _____
Date of Birth _____ Social Security # _____ Drivers License State/Number _____
Current Address _____ City _____ State _____ Zip _____
Current Monthly Rent _____ Move In Date: _____ Move Out Date _____ Reason for Leaving _____
Owner/Agent _____ Phone _____
Previous Address _____ City _____ State _____ Zip _____
Move In Date _____ Move Out Date _____ Reason for Leaving _____
Owner/Agent _____ Phone _____

Employment Status: _____ Full-time _____ Part-time _____ Student _____ Retired _____ Unemployed
Current Employer* _____ Position Held _____
Address _____ City _____ State _____ Zip _____ Phone _____
Date Started _____ Date Ended _____ Monthly Salary \$ _____ or Hourly Rate \$ _____ Hours Per Month _____
Supervisor: _____ * Please Provide A Copy Of Your Last Two Pay Stubs.
School Status (if applicable) _____ Full-time _____ Part-time College/University/School Attending _____
Major _____ Year in school _____ Expected Graduation _____
Roommates: _____

GUARANTOR / CO-APPLICANT INFORMATION

Name of Guarantor/Co-applicant _____ Relationship _____
Date of Birth _____ Social Security # _____ Driver's License State/Number _____
Phone Number _____ Email _____
Current Address _____ City _____ State _____ Zip _____
Do you rent or own your home? _____ Email address _____
Current Employer* _____ Position Held _____
Address _____ City _____ State _____ Zip _____ Phone _____
Date Started _____ Date Ended _____ Monthly Salary \$ _____ or Hourly Rate \$ _____ Hours Per Month _____
Supervisor: _____ * Please Provide A Copy Of Your Last Two Pay Stubs.

HOW DID YOU HEAR ABOUT OUR PROPERTY? (CIRCLE ONE)

Internet Local Newspaper Campus Newspaper Apartment Guide Word of Mouth Billboard
Flyers Campus Orientation Radio Driving By Phonebook Other: _____



EQUAL HOUSING
OPPORTUNITY

HAVE YOU OR CO-APPLICANT EVER:

Been sued for non-payment of rent? ___ Y ___ N
Broken a lease agreement? ___ Y ___ N
Been convicted of or pled guilty or "No Contest" to any felony? ___ Y ___ N
Sexual Offense? ___ Y ___ N
Been evicted or asked to move out? ___ Y ___ N
Declared Bankruptcy? ___ Y ___ N

If yes to any of the above, please explain: _____

IN CASE OF EMERGENCY PLEASE NOTIFY:

Name _____ Relationship _____
Full Address _____ City _____ State _____ Zip _____
Home Phone _____ Cell Phone _____ Work Phone _____
Email _____

NOTE: KEEPING OF A PET REQUIRES PRIOR CONSENT OF MANAGEMENT, PAYMENT OF APPLICABLE FEE/DEPOSIT AND EXECUTION OF PET ADDENDUM, HANDICAPPED ASSISTANCE ANIMALS USE FOR DISABILITIES ARE NOT CONSIDERED PETS. PET FEE—nonrefundable \$150.00 and PET RENT \$25.00 per month.

THE CIVIL RIGHT OF 1988, AMENDED BY THE FAIR HOUSING AMENDMENT OF 1988, PROHIBITS DISCRIMINATION IN THE RENTAL OF HOUSING BASED ON RACE, COLOR, RELIGION, HANDICAP, MARITAL STATUS OR NATIONAL ORIGIN. THE FEDERAL AGENCY WHICH ADMINISTERS COMPLIANCE WITH THE LAWS IS THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS IS TO INFORM YOU THAT AS PART OF OUR PROCEDURE FOR PROCESSING YOUR APPLICATION, AN INVESTIGATIVE CONSUMER REPORT MAY BE PREPARED WHEREBY INFORMATION OBTAINED THROUGH PERSONAL INTERVIEWS WITH YOUR LANDLORD, EMPLOYER, OR OTHERS WITH WHOM YOU ARE ACQUAINTED. THIS INUIRY INCLUDES INFORMATION AS TO YOUR CHARACTER, PERSONAL CHARACTERISTICS, MODE OF LIVING, AND CREDIT REPORT. YOU HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHINA REASONABLE PERIOD OF TIME TO RECEIVE ADDITIONAL DETAILED INFORMATION ABOUT THE NATURE AND SCOPE OF THIS INVESTIGATION,(FAIR CREDIT REPORTING ACT). WE HEREBY AGREE, IN THE EVENT OF THE APPROVAL OF THIS APPLICATION, TO EXECUTE A LEASE IN ACCOURDANCE WITH THE TERMS SET FORTH IN THIS RENTAL APPLICATION AND MY/OUR RENTAL LIABILITY SHALL COMMENCE PURSUANT IN THE TERMS OF THE LEASE, THAT IF I/WE FAIL TO SIGN THE LEASE AND/OR PAY AGREED RENTAL SECURITY DEPOSIT, UTILITY FEES, OR OTHER REQUIRED CHARGES AS SHOWN IN THIS RENTAL APPLICATION THE **\$45.00** INCLUDING FEES ACCOMPANYING THIS APPLICATION SHALL BE RETAINED BY LANDLORD AS LIQUIDATED DAMAGES AND I/WE AGREE TO THIS AMOUNT BEING RETAINED BY LANDLORD AS A REASONABLE ESTIMATE OR ACTUAL DAMAGES TO THE LANDLORD, IF I/WE FAIL TO PERFORM AS STATED ABOVE AFTER APPROVAL. I/WE UNDERSTAND THAT THE HOLDING FEES ACCOMPANYING THIS APPLICATION I S NON-REFUNDALBE AFTER THREE (3) DAYS, OWNER AND/OR AGENT FOR THE OWNER RESERVES THE RIGHT TO REJECT THIS APPLICATION AND TO REFUSE POSSESSION OF THE ABOVE MENTIONED ACCOMMODATION. I/WE HAVE READ THE FORGOING, AND CERTIFY THAT THE INFORMATION HERE IS TRUE AND CORRECT, THAT THIS APPLICATION IS SUBMITTED FOR THE PURPOSE OF INDUCING APPROVAL OF THE APPLICATION IN MY/OUR BEHALF. ANY "YES" OR "NO" QUESTION UNANSWERED SHALL BE CONSIDERED A "YES".

SIGNATURE OF APPLICANT

DATE SIGNED

SIGNATURE OF CO-APPLICANT (GUARANTOR)

DATE SIGNED

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND AUTHORIZE AGENT OF THE LESSOR TO VERIFY THIS INFORMATION, RENTAL AND EMPLOYER REFERENCES AND CREDIT RECORDS AND PERFORM A CRIMINAL BACKGROUND CHECK. ANY FALSE STATEMENTS ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLCICATION AND TERMINATION OF LEASE. UPON DISCOVERY OF FALSE INFORMATION THE APPLICATION WILL NOT BE APPROVED. IF AFTER THE LEASE HAS BEEN SIGNED AND IT IS DISCOVERED THAT THE LESSEE HAS GIVEN FALSE INFORMATION THE LEASE WILL BE TERMINATED.





RED ROCK
REALTY GROUP

GUARANTOR FORM

For value received and in consideration of the letting by Red Rock Realty Group (hereinafter referred to as "Landlord"), of the premises located at _____ City of Jacksonville, County of Calhoun, State of Alabama, to _____ (hereinafter referred to as "Tenant"), under a certain lease dated the _____, which the undersigned requested, the undersigned (if more than one, jointly and severally) hereby unconditionally guarantees to LANDLORD, its successors and assigns, that the undersigned shall promptly pay in full when due, in accordance with the provisions of the aforesaid lease, all sums due under the lease and that if default shall at any time be made by TENANT in the payment of rent or performance of any of the covenants contained in the aforesaid lease the undersigned will pay to the LANDLORD, its successors and assigns, the rent or any arrears thereof, and all damages that may arise in consequence of any default by TENANT under the aforesaid lease, and the undersigned consents that from time to time, without notice to the undersigned, LANDLORD may take or refrain from taking any action authorized by the aforesaid lease, all without notice to, consent of or release of liability on the part of the undersigned. The undersigned agrees to all the provisions of the lease and that the obligation of the undersigned shall remain unaffected, (i) by any understanding on the part of the undersigned that another person, firm or corporation was or is to sign or become bound on or for the lease; or (ii) by the death or bankruptcy of any one or more of the undersigned, if more than one, and in the case of any such death or bankruptcy, by failure of LANDLORD to file a claim against the estate of said decedent or bankrupt, as the case may be, for the amount of such decedent's or such bankrupt's liability hereunder. The undersigned consents and agrees that this is a continuing guarantee and the terms including the period (time), of the lease may be extended, or the lease may be renewed from time to time, all without notice to, consent of or release of liability on the part of the undersigned.

IN WITNESS WHEREOF, this guarantor is executed under the seal of each of the undersigned.

WITNESSES (Red Rock Realty Group Agent)

Guarantor Signature

Guarantor Signature (optional)

Guarantor Address

Guarantor Address (optional)

City, State, Zip

City, State, Zip (optional)

Guarantor Contact Phone Number

Guarantor Contact Phone Number (optional)

IF NOT SIGNED IN THE PRESENCE OF A RED ROCK REALTY GROUP EMPLOYEE, OR ITS AGENT, THIS FORM MUST BE NOTARIZED AT TIME OF SIGNATURE.

Sworn to and subscribed before me this _____ day of _____ 20_____		SEAL
My Commission Expires: _____		
Notary Public Signature _____		
County of: _____	State of: _____	